



TOWN OF BRUNSWICK

PLANNING BOARD

28 FEDERAL STREET
BRUNSWICK, ME 04011

TOWN OF BRUNSWICK

PLANNING BOARD

AGENDA

COUNCIL CHAMBERS

1ST FLOOR, 85 UNION STREET

TUESDAY, MARCH 25, 2014 - 7:00 P.M.

1. **Case # 14-006 – Bowdoin College Administrative Office Building:** The Board will review and take action on a Major Review Final Plan application submitted by Bowdoin College, regarding their proposal to redevelop the lots located at 216 & 218 Maine Street, including construction of a three-story, 3,440 s.f. footprint (10,320 net s.f.) administrative office building with associated site improvements. Assessor's Map U16, Lots 23 & 41, in the Town Center 1 (TC1) Zoning District.
2. **Zoning Ordinance Rewrite Update**
3. **Other Business**
4. **Approval of Minutes**
5. **Adjourn**

This agenda is mailed to owners of property within 200 feet of the above referenced development proposals as well as others upon request. It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

DRAFT FINDINGS OF FACT
Major Development Review
Final Site Plan
March 25, 2014

Project Name: Bowdoin College Administrative Office Building
Address: 216 Maine Street
Brunswick, ME 04011
Case Number: 14-006
Tax Map: Map U16, Lots 23 & 41
Zoning: Town Center 1 (TC1) Zoning District
Applicant: Bowdoin College
3800 College Station
Brunswick, ME 04011
Authorized Representative: Donald Borkowski, Facilities Management
3800 College Station
Brunswick, ME 04011

Staff has reviewed the application and made a determination of completeness.

PROJECT SUMMARY

The proposed project involves the demolition of the existing 2-story building, and construction of a three-story, 3,440 s.f. footprint (9,660 net s.f.) administrative office building with associated parking, landscaping and site improvements, on the lots located at 216 & 218 Maine Street.

Staff review is based on the following application materials submitted by Cambridge Seven Associates, Inc.:

- Final Plan application packet, including a cover letter dated March 18th 2014.
- Drawing AO.3 entitled "Site Survey", revised 2-28-14.
- Drawing C1.1 entitled "Title Sheet", dated 2-28-14.
- Drawing C1.2 entitled "Existing Conditions and Demolition Plan", dated 2-28-14.
- Drawing C1.3 entitled "Major Site Plan", dated 2-28-14.
- Drawing C1.4 entitled "Grading & Utility Plan", dated 2-28-14.
- Drawing C1.5 entitled "Landscaping Plan", dated 2-28-14.
- Drawing C1.6 entitled "Erosion Control Plan", dated 2-28-14.
- Drawing A1.11 entitled "Basement & First Floor Furniture & Finish Plans", dated 2-28-14.
- Drawing A1.11 entitled "Basement & First Floor Furniture & Finish Plans", dated 2-28-14.
- Drawing A1.12 entitled "Second & Third Floor Furniture & Finish Plans", dated 2-28-14.
- Drawing A2.1 entitled "Exterior Elevations", dated 2-28-14.

Additional packet materials include an email dated March 19th from John Simoneau of Bowdoin College, an email from Kirk Mohny, Assistant Director of the Maine Historic Preservation Commission, a Shared Parking Agreement between Bowdoin College and the Town, and Staff Review Committee meeting notes from their March 13th meeting.

The following waivers have been requested by the applicant:

1. Class A Soil Survey. *The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required.*
2. Profile, cross-section dimensions, curve radii of existing streets. *No changes proposed to Maine or Noble Streets.*
3. Profile of water and sewer service lines. *Only new service connections are proposed to existing water and sewer mains.*
4. Existing and proposed locations, widths, and profiles of sidewalks. *The Director of Public Works has reviewed the plan and does not object to the requested waiver. The following condition of approval has been added: A note shall be added to the plan stating that the new sidewalk on Noble Street must be constructed in accordance with Town specifications.*

Staff recommends approval of the requested waivers.

Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance

411.1 Ordinance Provisions

The proposed development complies with all applicable standards of the Town Center 1 (TC1) Zoning District. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

There are no wetlands, surface waters, wildlife habitats, steep slopes, or other natural resources on the property. The development does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands and Marine Resources

No water bodies, streams, wetlands or vernal pools are identified on the site. The project will not cause any undue adverse impact to the Water Street Urban Impaired Stream, or the general water quality of Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

411.4 Flood Hazard Areas

The FEMA Flood Insurance Rate Map indicates that the project is not located within a FEMA flood hazard area, and so there is minimal risk of flooding. *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

Existing total impervious area on the properties is approximately 6,156 s.f., representing 65% of the total site area. Currently stormwater is collected from the building roof in a gutter system with travels through downspouts at each of the 4 building corners where it is dumped directly onto pavement surface. The paved areas drain to the Noble Street gutter line and to a catch basin located in the northeast corner of the parking lot. Redevelopment of the site will result in approximately 5,343 s.f. of impervious surface, which includes all buildings, sidewalks, and paved areas. Impervious coverage will be reduced to 56% of the site, which is a 9% reduction. Stormwater from the new building will be collected in a crushed stone drip edge along the base of the new building, where the water will be filtered through sand backfill and be collected in a perforated footer drain connected to the municipal storm drain system. The runoff from the small paved parking area and driveway will be directed to the gutter line of Noble Street to be collected in the existing catch basin. The onsite catch basin in the parking lot will be removed, as it was used to collect existing stormwater. Due to the reduction in overall site impervious surface coverage and the initial filtration of building roof runoff, the volume of stormwater leaving the site will decrease and the stormwater quality will improve. The Town Engineer has reviewed the application and concurs that proposed treatment measures have been designed in accordance with the latest Maine DEP Best Management Practices Design Manual. *The Board finds that the provisions of Section 411.5 are satisfied*

411.6 Groundwater

The new building will continue to be serviced by public water and sewer. The Board finds that the development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater. *The Board finds that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

The project plans include a detailed Sedimentation and Erosion Control Plan that outlines measures to be taken prior to, during, and following completion of construction activities to ensure the protection of downstream waters and adjacent properties. Best Management Practices will be employed so as to not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds that the provisions of Section 411.7 are satisfied.*

411.8 Sewage Disposal

Wastewater will be disposed of off-site through the public sewer system. Brunswick Sewer District Assistant General Manager Robert Pontau has requested that a note be added to the plan stating that "no non-sanitary water can be disposed of in Brunswick Sewer District systems". A letter from the District confirming capacity to serve the project is included in the packet. *The Board finds that the provisions of Section 411.8 are satisfied, with the condition that, prior to issuance of a building permit, all sanitary sewer disposal details and notes be approved by the Brunswick Sewer District.*

411.9 Water Supply

As with the existing structure, the new building will be serviced by public water. A letter from the Brunswick-Topsham Water District confirming capacity to serve the project is included in the packet. *The Board finds that the provisions of Section 411.9 are satisfied.*

411.10 Aesthetic, Cultural and Natural Values

The Town Arborist has reviewed the proposed landscaping plan and found it to be acceptable, with the request that a note be added to the plan that trees in the public esplanade be protected during construction with a 10' diameter construction fence enclosure. This note has been added. This site is not located within a Coastal Protection Zone, Natural Resource Protection Zone, or Village Review Zone. The project is, however, within the Federal Street Historic District. An email from Kirk Mohny, Assistant Director of the Maine Historic Preservation Commission, has been included in the packet, indicating their satisfaction with the proposed architectural elevations. Comparisons with the massing and height of nearby buildings (Howell House, Inn at Brunswick Station, Chamberlain Museum) show that the proposed three-story administrative building is not out of scale with the neighborhood's built environment, and therefore it does not negatively impact nearby aesthetic or cultural resources. Overall, the proposed project will not have undue adverse effects on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Departments of Environmental Protection and Inland Fisheries & Wildlife or by the Town of Brunswick, or rare and irreplaceable natural areas. *The Board finds that the provisions of Section 411.10 are satisfied.*

411.11 Community Impact

There will be no significant change in water use, sewage disposal, or solid waste disposal facilities associated with this building renovation. There should also be no significant change in traffic flow or parking, as most vehicles will be parked at off-site locations with staff and visitors walking to the building. There will be no impacts to the public school system or Town recreation resources. Impacts to public safety and public works resources are anticipated to be minimal; municipal resources are available to service the project. *The Board finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic

Traffic impacts will not change significantly, since most vehicles will be parked off-site with staff and visitors walking to the building. Access to the rear 3-space parking lot will be from Noble Street, on the west side of the proposed building. The net floor area of 9,660 s.f. requires 30 parking spaces (3 spaces per 1,000 s.f.). As part of the McLellan Building purchase agreement between the Town and Bowdoin College, the College has rights in perpetuity to thirty-nine (39) parking spaces in the eighty (80) space parking lot at McLellan, located at 85 Union Street (future location of Brunswick Town Hall). This location is one block from the project site. Forty-one (41) parking spaces will remain for use by the Town. An additional thirteen (13) parking spaces will be designated for Administrative Building parking at the nearby Howell House, located at 228 Maine Street. Parking Plan materials have been included in the packet, showing off-site parking locations. Given the above, the proposed development will not cause unreasonable

public road congestion or unsafe conditions, and the traffic associated with the development shall maintain level of service within 200 feet of the existing curb-cut. *The Board finds that the provisions of Section 411.12 are satisfied.*

411.13 Pedestrian and Bicycle Access and Safety

The building will have two entrances – one on Maine Street and another from the rear parking lot. A new 5' wide, approximately 90' long brick paver sidewalk will be installed along the south side of Noble Street. In light of the requested waiver for sidewalk profiles, a Condition has been added requiring that a note be added to the plan stating that "the new sidewalk on Noble Street shall be constructed in accordance with Town specifications". The existing brick paver sidewalk on Maine Street will remain. Two bicycle racks (each able to accommodate 10 bicycles) are shown to be installed near the rear entrance of the building. A Condition has been added to provide a detail for the bicycle racks. Drawing C1.3 contains two notes stating "Install Detectable Warning Field". According to the Director of Public Works, Detectable Warning Fields were already installed in 2011. A condition of approval has been added to remove these notes. The project will accommodate bicyclists and pedestrians and adequately addresses access, safety and circulation, both within the site and to points outside the site. *The Board finds that the provisions of Section 411.13 are satisfied, with the conditions that (1) the two notes on Drawing C1.3 stating "Install Detectable Warning Field" are removed, (2) a detail is provided for the proposed Dero Swerve bicycle racks, and (3) the new sidewalk on Noble Street shall be constructed in accordance with Town specifications.*

411.14 Development Patterns

The infill development of an administrative office building will be respectful of Brunswick's historic development pattern and will have no adverse impact on nearby residential areas. *The Board finds that the provisions of Section 411.14 are satisfied.*

411.15 Architectural Compatibility

This site is not located within the Village Review Zone, but is within the Federal Street Historic District. An email from Kirk Mohney, Assistant Director of the Maine Historic Preservation Commission, has been included in the packet, indicating the Commission's satisfaction with the proposed architectural elevations. Comparisons with the massing and height of nearby buildings (Howell House, Inn at Brunswick Station, Chamberlain Museum) show that the proposed three-story administrative building is not out of scale with the neighborhood's built environment. The project is compatible in terms of size, scale, mass and design to that of this mixed use neighborhood. *The Board finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal

As with all campus facilities, Bowdoin College will contract with a private carting service for waste disposal services. The development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. *The Board finds that the provisions of Section 411.16 are satisfied.*

411.17 Recreation Needs

A recreation impact fee is not required for this nonresidential use. *The Board finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities

The proposed building and site will be ADA compliant. *The Board finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance

Bowdoin College routinely constructs and maintains similar building and site facilities in Brunswick, and has the technical and financial resources to maintain this building and site. A letter of financial capacity has been included in the packet. The applicant has demonstrated adequate financial and technical capacity to complete and maintain the project. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust

During construction, the demolition and construction work will be done in consideration of reasonable times and decibel levels, and in accordance with the Section 109 of the Brunswick Zoning Ordinance. Best Management Practices will be used in order to prevent dust migration during demolition and construction. Upon project completion (anticipated November 2014), the proposed development is not anticipated to contribute to unreasonable noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest

Bowdoin College owns the property, and has included a copy of the warranty deed in the packet, giving them sufficient right, title and interest to develop the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

411.22 Payment of Application Fees

The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

DRAFT MOTIONS
BOWDOIN COLLEGE ADMINISTRATIVE BUILDING
CASE NUMBER: 14-006

Motion 1: That the Major Development Review Final Site Plan application is deemed complete.

Motion 2: That the Board waives the following requirements:

1. Class A High Intensity Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets.
3. Profile of water and sewer service lines.
4. Profiles of proposed sidewalks.

Motion 3: That the Major Development Review Final Site Plan is approved with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of a building permit, a note shall be added to the plan stating that the new sidewalk on Noble Street must be constructed in accordance with Town specifications
3. Prior to issuance of a building permit, the two notes on Drawing C1.3 stating "Install Detectable Warning Field" will be removed. According to the Director of Public Works, Detectable Warning Fields were already installed in 2011.
4. Prior to issuance of a building permit, a detail shall be added to the Drawings for the Dero Swerve bicycle racks.
5. Prior to issuance of a building permit, all sanitary sewer disposal details and notes must be approved by the Brunswick Sewer District.

* Please note that Development Review Site Plan approvals by the Planning Board shall expire at the end of two years after the date of final approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).

Jeremy Doxsee

From: John Simoneau <jsimonea@bowdoin.edu>
Sent: Wednesday, March 19, 2014 8:56 AM
To: Jeremy Doxsee
Cc: Donald Borkowski
Subject: FW: 216 Maine

Jeremy,

The first floor is 3794 SF. The main 3 story structure is 68' X 35". Then you have a 12' x 20' Kitchen on the right side and the 12' x 32' covered porch on left side. The dormers peak at ~32' above finished floor and total height (nic chimneys) is ~38'. Let me know if you need any floor plans or a copy of a building section to make this clear.

-John

-----Original Message-----

From: Donald Borkowski
Sent: Tuesday, March 18, 2014 5:57 PM
To: John Simoneau
Subject: FW: 216 Maine

Could you please send Jeremy the dimensions of Howell per the below?

db

From: Jeremy Doxsee [jdoxsee@brunswickme.org]
Sent: Tuesday, March 18, 2014 5:06 PM
To: Donald Borkowski
Subject: 216 Maine

Hi Don,

Touching base re. final, revised submission for the PB. I'll need the revised submission (addressing SRC comments) by tomorrow in order to stay on schedule for the 3/25 PB agenda. Is this doable?

Also, a PB member has asked about the dimensions of the Howell Building (length, width, height), as it would provide an interesting comparison to the Museum and the Inn. Can provide this info prior to the meeting?

Thanks,

Jeremy Doxsee, AICP
Town Planner
The Department of Planning & Development Town of Brunswick
28 Federal Street
Brunswick, ME 04011
(207)725-6660 x222

Jeremy Doxsee

From: Donald Borkowski <dborkows@bowdoin.edu>
Sent: Friday, January 31, 2014 8:08 AM
To: Anna Breinich
Cc: 'Berton Bremer (bbremer@c7a.com)'; Jeremy Doxsee
Subject: FW: 216 Maine St.: MHPC Reply
Attachments: 216 maine st_0109-2014.pdf; 216 Maine Street Study Elevation.pdf

Hello Anna,

Per our meeting yesterday, below is the response from MHPC of 1/24/14 regarding our latest design of #216 Maine St. Please note that both attachments are two page pdf's. Also, we have reduced the number of dormers from 7 to 5.

db

Don,

Earle and I have discussed the latest perspectives and study elevation that have been produced for the subject project. We feel that the revised concept for the central bay (including the entry and window above) has measurably improved the overall design of the building. It is our understanding from your e-mail that the hand drawn sketch of the portico is a more accurate rendering of the revised design of this feature, which the study elevation does not show. In addition, although you mentioned that the number of dormers has been reduced, the current study elevation and the earlier one that you provided to us show the same number.

If you have any questions regarding our comments, please do not hesitate to contact me.

Kirk

Kirk F. Mohny
Assistant Director
Maine Historic Preservation Commission

From: Donald Borkowski [<mailto:dborkows@bowdoin.edu>]
Sent: Friday, January 10, 2014 10:10 AM
To: Mohny, Kirk
Cc: Catherine Longley
Subject: 216 Maine St.: Latest Perspectives

Hello Kirk,

Hopefully, you're managing to stay warm this winter. We're already looking forward to Spring. Please find attached the latest perspectives of our proposed administrative building at the corner of Maine and Noble Streets here in Brunswick.

Also, please see the attached study elevation photo C7A has been analyzing including a hand drawn study sketch elevation which more accurately shows the proportion of the proposed portico.

Based on your earlier review comments of November 25, 2013, these new images show fewer dormers, the correct setback from the street, a revised portico including an elliptical window above the door and larger triple window at the second floor center bay of the front elevation.

We are interested in your and Earle's observations of these at your earliest convenience.

Thank you, and we look forward to hearing from you.

Don B.

AMENDED AND RESTATED PARKING AGREEMENT

This Amended and Restated Parking Agreement is entered into as of December 11, 2013 by and between the Town of Brunswick, Maine (the "Town") and Bowdoin College, a Maine non-profit corporation ("Bowdoin").

WHEREAS, the Town and Bowdoin are parties to a certain Parking Agreement dated January 31, 2009 (the "Existing Agreement") pursuant to which the Town granted Bowdoin the exclusive right to use of 39 parking spaces (the "Parking Spaces") at a location to be determined somewhere in the vicinity of the property then owned by Bowdoin located at 85 Union Street in Brunswick, Maine (the "85 Union Street Property"); and

WHEREAS, the Town acquired the 85 Union Street Property from Bowdoin pursuant to a deed dated December 22, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29228, Page 239 and the Town and Bowdoin have decided to permanently locate the Parking Spaces in a portion of the parking lot on the 85 Union Street Property; and

NOW, THEREFORE, in consideration of covenants and agreements set forth in the Existing Agreement and herein, the parties hereby amend and restate the Existing Agreement as follows:

1. Location of Parking Spaces. Town hereby grants to Bowdoin the perpetual exclusive right to use, subject to the terms and conditions set forth herein, 39 parking spaces located on the 85 Union Street Property as shown on the plan attached hereto as Exhibit A, which right shall constitute an easement encumbering the 85 Union Street Property and appurtenant to Bowdoin's campus, which for purposes of this Agreement shall be deemed to include the land conveyed by the Town to Bowdoin by deed dated May 17, 1798 and recorded in the Cumberland County Registry of Deeds in Book 28, Page 168, as such campus has and may be enlarged or contracted by the acquisition and disposition of other nearby real estate in located in the Town of Brunswick, it being intended that upon any conveyance of real estate by Bowdoin this easement shall remain appurtenant only to the remaining Bowdoin campus and shall not be appurtenant to the conveyed real estate.

2. Relocation. The Town shall have the right to relocate the Parking Spaces only to a structured parking facility owned by the Town that may be constructed located on either the 85 Union Street Property or other land within the block bounded by Maine Street, the railroad tracks, Union Street and Noble Street (a "Structured Parking Facility").

3. Operation of Parking Facility. The Town shall install and maintain signs reasonably satisfactory to Bowdoin identifying the Parking Spaces as being for Bowdoin use only and the Town shall make reasonable efforts to prevent the unauthorized use of

the Parking Spaces. The parking lot or Structured Parking Facility in which the Parking Spaces are located shall be maintained and operated by the Town or by its designee in a professional manner and in a safe, attractive and serviceable condition, at no cost to Bowdoin. Such operation and maintenance shall include providing adequate lighting, snow plowing, trash removal, sanding and sweeping of the Parking Spaces, access drives and pathways, and periodic repaving and striping as necessary. If the Parking Spaces are located in a structured parking facility, such operation shall include maintaining and cleaning lobbies, elevators and stairways for use by the users of such structured facility. Bowdoin shall use reasonable efforts to cause the persons using the Parking Spaces to comply with reasonable rules and regulations from time to time established by the Town or the operator of the parking facility provided that such reasonable rules and regulations are uniformly applied and enforced and do not materially interfere with the use the Parking Spaces. In the event that access to the parking facility is controlled by electronic cards or similar devices, the Town shall initially provide 39 such cards or other devices to Bowdoin and Bowdoin will pay reasonable charges for replacement of lost or damaged cards or devices. The Town or the operator of the parking facility shall maintain commercially reasonable levels of liability insurance coverage with respect to the parking facility (although the Town of Brunswick shall in no event be obliged to obtain insurance that would in any way waive or alter any limitations, caps and/or exemptions from or on liability provided by Maine law). All costs and expenses of owning, insuring, operating and maintaining the parking lot on the 85 Union Street Property (or any Structured Parking Facility to which the Parking Spaces may be relocated) shall be paid by the Town, its successors or assigns and Bowdoin shall not be liable for any fees or charges in connection with this Agreement:

4. Use of Parking Spaces. Bowdoin shall have an unlimited right to authorize the use of the Parking Spaces by its employees, students, guests, tenants, subtenants and the employees or guests of any such tenants or subtenants.

5. Default. If either party shall default in the performance or observance of any of its obligations in this Parking Agreement, and shall not cure such default within thirty (30) days after written notice from the other party specifying the default, the non-defaulting party may, at its option, without waiving any claims for breach this agreement, at any time thereafter cure such default for the account of the defaulting party, and the defaulting party shall reimburse the non-defaulting party for any amount paid and any expense or contractual liability so incurred within thirty (30) days after receipt of a reasonably detailed statement setting forth such amount, provided that a non-defaulting party may cure any default prior to the expiration of said thirty (30) day period but after notice if necessary to prevent loss, injury or damage to persons or property.

6. Miscellaneous. This Parking Agreement is binding on and shall inure to the benefit of the Town and Bowdoin and their respective successors and assigns. Any notices hereunder shall be delivered in hand to the other party or sent by Certified Mail, return receipt requested, to the party to whom the same shall be addressed at such address as either party may from time to time designate by notice to the other party. Initially, notices to Bowdoin shall be sent to Bowdoin College, 5600 College Station, Brunswick,

Maine 04011, Attention: Treasurer, and notices to the Town shall be sent to Town of Brunswick, 28 Federal Street, Brunswick, Maine 04011, Attention: Town Manager. This Agreement may be amended only by an instrument executed by both parties.

IN WITNESS WHEREOF, the parties have caused this Amended and Restated Parking Agreement to be executed as of the date first above written.

Amy Dionne
Witness

TOWN OF BRUNSWICK, MAINE

By: Gary L. Brown
Gary L. Brown
Its Town Manager

Amy Dionne
Witness

BOWDOIN COLLEGE

By: S. Catherine Longley
S. Catherine Longley
Its Senior Vice President for
Finance and Administration &
Treasurer

State of Maine
County of Cumberland, ss.

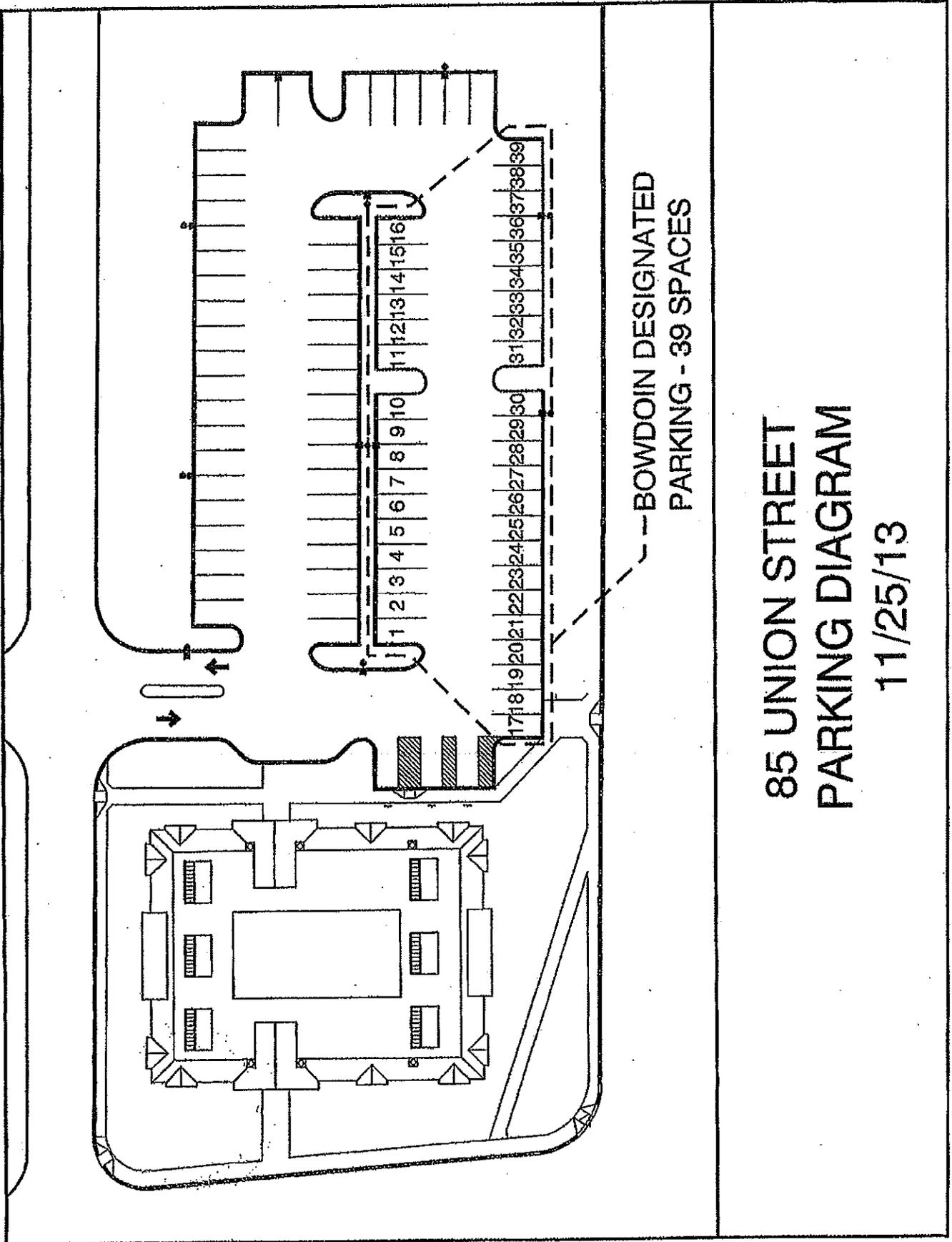
December 19, 2013

PERSONALLY APPEARED the above-named Gary L. Brown, Town Manager of the Town of Brunswick as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said municipal corporation.

Before me,

James E. Kelley
Name: James E. Kelley
Notary Public/Attorney at Law
Notary Commission Expires 2.14.2016

Exhibit A



85 UNION STREET
PARKING DIAGRAM

11/25/13



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, ME 04011

ANNA BREINICH, AICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

March 13, 2014

STAFF REVIEW COMMITTEE NOTES

Committee Members Present:

Jeff Hutchinson (Codes), Anna Breinich (Planning), John Foster (DPW), Rob Pontau (Sewer), Cathy Donovan (Assessing), Dick Rizzo (Police)

Meeting Notes - Jeremy Doxsee (Planning)

Case # 14-006 – Bowdoin College Administrative Office Building: The Committee will review and provide a recommendation to the Planning Board regarding a Sketch Plan application submitted by Bowdoin College, regarding their proposal to redevelop the lots located at 216 & 218 Maine Street, including construction of a three-story, 3,440 s.f. footprint (10,320 net s.f.) administrative office building with associated site improvements. Assessor's Map U16, Lots 23 & 41, in the Town Center 1 (TC1) Zoning District.

Present for Applicant:

Don Borkowski, Bowdoin College.

- Gave an overview of the changes to the plan since the last SRC meeting, back on January 30th.
- Parking. Don presented a parking map showing where designated parking lots will be for new administration building and the 3rd floor of the McLellan Building. These are current student parking lots that being converted to faculty/visitor parking lots.
 - The Howell House parking lot has 13 spaces, several of which will be dedicated for the new administrative building.
 - In addition to the Howell House, the McLellan lot has 39 spaces, and the new administrative building has 3 spaces, for a total of 55 parking spaces. At 7,000 sf, the 3rd floor of the McClellan building requires 21 parking spaces. Combined with the new administration building, a total of 51 parking spaces are required.
 - Don indicated he will forward an email to staff that notified students about parking changes. (Jeremy will include in PB packet.)

Committee Comments:

Rob Pontau

- Detail sheet for sanitary shows Y & T connections. T connections are not permitted.

- Why is pump station show – elevation drops 2 feet after invert? Don will have his engineer look at this and revise accordingly.
- Add a note to plan that no non-sanitary water can be disposed of in Brunswick Topsham Sewer District system.

John Foster

- Minor point regarding stormwater. Site actually drains into the Water Street Urban Impaired stream, not Mare Brook.
- Although not part of the formal development review process, Bowdoin will need to develop a construction staging and storage plan that doesn't impede public right of way, including sidewalk.

Anna Breinich

- Inquired about construction schedule. Don responded that they anticipate construction to be completed by November, with a target move in date around Thanksgiving.
- Questioned whether there is a need for 3 parking spaces, and asked if eliminating one would make ingress and egress easier for other 2 spaces. After discussion, it was determined by the group that handicapped van could, with care, turn around in lot. Backing out into Noble Street isn't ideal, but could be done if needed.
- Asked about height of building. Don replied that building will be 32' tall, which is 4' higher than the Chamberlain Museum, and 6' lower than the Inn across the street.

Jeff Hutchinson

- Re. the parking plan that will be submitted with the PB packet, include a layout plan for the Howell House lot, to include location of spaces, dimensions, etc.

Cathy Donovan

- Noted that lots should be merged. Don indicated that 216 Maine will be the address. No other comments

Public Comments:

- None

END

1050 Massachusetts Ave.
Cambridge, MA 02138
617 492-7000
Fax 617 492-7007
www.c7a.com

Ronald D. Baker
Steven Imrich
Patricia E. Intrieri
Gary C. Johnson
Peter Kuttner
Douglas T. Lawton
Timothy D. Mansfield
Charles Redmon
Jose Silveira
John W. Stebbins

Stefanie Greenfield
Marc Rogers

Adam P. Mitchell
Penny J. Sander
Peter Sollogub

Architecture
Urban Design
Master Planning
Programming
Interior Design
Graphic Design
Exhibit Design

Brunswick Planning Board
Town of Brunswick
28 Federal Street
Brunswick, Maine 04011

18 March 2014

Re: **Major Development Review Final Plan Application**
Bowdoin College, 216 Maine Street, Brunswick, Maine
Tax Map U-16, Lots 23 & 41

On behalf of Bowdoin College, Cambridge Seven Associates is pleased to submit the enclosed Major Development Review Final Plan Application, drawings, and supporting materials for the demolition of an existing structure and construction of a new building on the same site at the corner of Maine Street and Noble Street.

The new building is planned to house Bowdoin College offices, including the Controller, Student Aid, and Human Resources departments. These departments will be consolidated from other locations on and near the campus, including temporary quarters for the Controller and Human Resources in Maine Street Station.

The proposed structure will be three stories above grade, with a full basement to be used for file storage and as mechanical space. The structure will be wood-framed and constructed with Federalist massing and detailing to harmonize with the existing Maine Street context.

Staff and visitors using the building will primarily use nearby designated parking at 85 Union Street (39 spaces) and 228 Maine Street (Howell House - 13 spaces). The paved parking area on the Maine Street side of the building will be eliminated. The new structure will be located closer to the street edge, and three new parking spaces for deliveries and visitors, including one accessible space, will be provided at the rear of the building with access from Noble Street.

As part of the project, Bowdoin College will be providing two of their campus standard bicycle racks for use by the building occupants.

Based on the specifics of the project, the applicant requests waivers for the following application items:

Cambridge Seven Associates, Inc.

Brunswick Planning Board
Bowdoin College 216 Maine Street
18 March 2014
Page 2

- Class A soil survey.
- Profile, cross section dimensions, curve radii of existing streets.
- Profile of water and sewer service lines.
- Profile of sidewalks.

Sincerely,

A handwritten signature in black ink, appearing to read "Berton B. Bremer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Berton B. Bremer AIA
Cambridge Seven Associates

Xc: Don Borkowski, Bowdoin College; Tim Mansfield, C7A; file 1331.00 B.02

**MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION**

1. Project Name: Bowdoin College - 216 Maine Street Offices

2. Project Applicant
Name: Bowdoin College
Address: 3800 College Station
Brunswick, ME 04011
Phone Number: 207-725-3947

3. Authorized Representative
Name: Donald Borkowski, Facilities Management
Address: 3800 College Station
Brunswick, ME 04011
Phone Number: 207-725-3947

4. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:
 1. See attached sheet.
 2. _____
 3. _____

5. Physical location of property being affected: 216 Maine Street

6. Lot Size: 9,545 sq ft

7. Zoning District: TC1

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? Applicant is owner of property. Owners of abutting properties indicated on survey plan.

9. Assessor's Tax Map U16 Lot Number 23 + 41 of subject property.

10. Brief Description of proposed: College offices for controller, student aid, and human resources.

11. Describe Specific Physical Improvements to be Done: Demolish existing building complete including existing parking areas. Construct new building, three stories above grade plus full basement; new parking at rear of building only, new sidewalks and landscaping.

Owner Signature: _____

Applicant Signature (if different): _____

Required Attachments (by Applicant):

- Final Plan Check List
- Final Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

Required Attachment (by Planning and Development Department):

- Listing of all owners of property within 200-foot radius of property under review.

FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Name of Development		X				
Scale, date, north point, area, number of lots (if subdivision)		X				
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.		X				
Existing zoning district and overlay designation.		X				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		X				
Names of current owner(s) of subject parcel and abutting parcels.		X				
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.				X		Waiver requested (see narrative).
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.			X			
Existing and proposed easements associated with the development.			X			
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.		X				
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.		X				No water bodies, wetlands, streams, or railroads exist on parcel.

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		X				
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.				X		Waiver requested (see narrative)
Topography with counter intervals of not more than 2 feet.		X				
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.				X		Waiver requested (see narrative)
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to be removed as a result of the development proposal.		X				
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.		X				
Existing locations and proposed locations, widths and profiles of sidewalks.		X				Waiver requested for profiles.
Location map.		X				
Approximate locations and dimensions of proposed parking areas.		X				See narrative and attachments F,G,H,J,K.
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.			X			No open spaces proposed.
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X				
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.					X	
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X			No wetlands located on the parcel.
Dedicated public open spaces, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X			

For Open Space Development, a note indicating the total permitted lot count of the entire land tract based upon the destiny standards in this Ordinance, the number of lots created by the Plan, and the number of lots permitted to be subdivided in the future, as well as a table showing setback requirements and impervious surface coverage limits for each lot.			X			No open spaces proposed.
Building envelopes showing acceptable locations for principal and accessory structures.		X				

FINAL PLAN/SUPPORTING DOCUMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.		X				Attachments A1, A2
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.			X			
Draft performance guarantee or conditional agreement.		X				Attachment B
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.			X			
Any additional studies required by the Planning Board, which are deemed necessary in accordance with this Ordinance.					X	
Storm water management program for the proposed project prepared by a professional engineer.		X				Attachment C
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District made available at the Brunswick Department of Planning and Development.			X			Checklist not available. See attachment C.

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.			X			Checklist not available. See drawing C1.6.
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.		X				Attachment D
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.			X			
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.					X	
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.		X				Attachment E
Where a septic system is to be used, evidence of soil suitability.			X			
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.		X				
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.		X				
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.		X				
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.			X			
The size and proposed location of water supply and sewage disposal systems.		X				
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.		X				

WARRANTY DEED

KNOW ALL BY THESE PRESENTS,

THAT I, ELFRIEDE KLICKSTEIN, of Bath, Maine in consideration of one dollar and other valuable considerations paid by **BOWDOIN COLLEGE**, a charitable corporation existing under the laws of the State of Maine with a mailing address of Treasurer's Office, 5600 College Station, Brunswick, Maine 04011-8447, the receipt I hereby acknowledge, do hereby **grant**, unto the said **BOWDOIN COLLEGE**, with warranty covenants, to its successors and assigns forever, the real property in Brunswick, County of Cumberland and State of Maine and bounded and described as follows:

A certain lot or parcel of land with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine situated on the westerly side of Maine Street, bounded and described as follows:

Beginning at the northeasterly corner of land formerly of Joshua L. Chamberlain; thence north by Maine Street to land now or formerly of Asher Ellis; thence westerly by said Ellis land to land now or formerly of Thomas W. Eaton; thence southerly by said Eaton land to land of said Chamberlain; thence easterly by said Chamberlain land to said Maine Street and the point of beginning.

Being the same premises conveyed to Carlton L. Apollonio by Warranty Deed of George E. Smith, Jr., which deed is duly recorded in the Cumberland County Registry of Deeds in Book 2525, Page 419.

The above described premises are known and designated as 218-224 Maine Street, Brunswick, Maine.

The Grantor derived title to the above described property through David Klickstein's Estate that was probated in the Sagadahoc County Probate Court, Docket No. 87-138.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said **BOWDOIN COLLEGE**, its successors and assigns forever.

MAINE REAL ESTATE TAX PAID

In Witness Whereof, **ELFRIEDE KLICKSTEIN**, have hereunto set her hand and seal this 1st day of July, 2004.

Signed, Sealed and Delivered
in presence of

J. Cushman Clegg

Elfriede Klickstein
Elfriede Klickstein

State of Maine
County of Cumberland

July 1, 2004

Personally appeared the above named Elfriede Klickstein in her said capacity acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joanne F. Melville
Notary Public

JOANNE F. MELVILLE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 2, 2008

SEAL

Received
Recorded Register of Deeds
Jul 06, 2004 03:52:43P
Cumberland County
John B O'Brien

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **BRUNSWICK TOUR & TRAVEL**, a Maine partnership with a principal place of business in Brunswick, County of Cumberland and State of Maine, for consideration paid, GRANTS to **BOWDOIN COLLEGE**, a Maine nonprofit corporation, with mailing address of 5600 College Station, Brunswick, Maine 04011, with **WARRANTY COVENANTS**, the land in Brunswick, County of Cumberland and State of Maine, described as follows:

SEE ATTACHED EXHIBIT A

WITNESS, our hands and seals this 13 day of February, 2007.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jennifer M. Brul
Witness

Stoddard L. Smith
Witness

BRUNSWICK TOUR & TRAVEL

by: Fred W. Thompson, Jr.
Its Partner

by: Richard H. Tetrev
Its Partner

STATE OF MAINE
Cumberland, ss.

February 13, 2007

Then personally appeared the above named RICHARD H. TETREV, Partner and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said partnership.

Before me,
Stoddard L. Smith
Notary Public/Attorney at Law
Stoddard L. Smith

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Beginning at the intersection of the assumed westerly side of Maine Street with the assumed southerly side of Noble Street; thence by said Noble Street north eighty-four degrees forty-nine minutes west (N 84° 49' W), a distance of one hundred twenty-two and thirty-four hundredths (122.34) feet to land now or formerly of Antonio Boucher et al; thence by said land now or formerly of Antonio Boucher et al, south eight degrees sixteen minutes west (S 8° 16' W) a distance of fifty-five and thirty-eight hundredths (55.38) feet to line of land now or formerly of David Klickstein; thence by said Klickstein land on a course of south sixty-eight degrees fifteen minutes east (S 68° 15' E) a distance of seventy-two and twenty-three hundredths (72.23) feet to the westerly side of Maine Street. Thence by said Maine Street north forty-one degrees thirty-nine minutes east (N 41° 39' E), a distance of one hundred fifteen and eighty-four hundredths (115.84) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated July 20, 1984 from Arthur J. Ladd to Brunswick Tour & Travel recorded in said Registry of Deeds in Book 6518, Page 43.

Received
Recorded Register of Deeds
Feb 15, 2007 12:27:18P
Cumberland County
Pamela E. Lovley

Bowdoin

February 27, 2014

Anna Breinich, Director of Planning and Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

Re: New Administration Building
#216 Maine Street

Dear Anna:

The construction cost estimate for construction of the new College administration building at #216 Maine Street is \$2.4 million. Bowdoin College has the financial capacity to complete this project. The source of funding for this project will derive from proceeds from a bond issue. Upon completion, the College will have adequate resources to maintain the facilities.

Please feel free to contact me or Don Borkowski, Director of Capital Projects at 725-3947 should you have any questions regarding this project. Thank you.

Sincerely,



S. Catherine Longley
Senior Vice President for Finance and Administration & Treasurer

cc: Don Borkowski

Stormwater Management Assessment

TO: Ms. Anna Breinich, AICP
Director of Planning and Development
Town of Brunswick

FROM: Dustin M. Roma, P.E.
Lead Project Engineer, Civil
Milone & MacBroom, Inc.

DATE: March 18, 2014

RE: Stormwater Management Assessment
Bowdoin College Administration Building
216 Maine Street, Brunswick, Maine
MMI #5271-01



The purpose of this memo is to summarize the measures taken to ensure that stormwater will be managed effectively after redevelopment of the 216 and 218 Maine Street properties in Brunswick, Maine. The project site is located at the intersection of Maine Street and Noble Street and is identified on the Brunswick Tax Map U-16 as lots 23 and 41. The combined area of the parcels is 9,543 square feet.

Existing Conditions

The properties are currently developed with a 2-story building, two paved driveways off Noble Street and a paved parking lot. Total impervious area on the properties is approximately 6,156 square feet, representing 65% of the total site area. Stormwater is collected from the building roof in a gutter system, which travels through downspouts at each of the 4 building corners where it is dumped directly onto the pavement surface. The paved areas drain to the Noble Street gutter line and to a catch basin located in the northeast corner of the parking lot. The stormwater from the site enters the municipal collection system in Maine Street, which is tributary to an unnamed tributary to Androscoggin River per MDEP Chapter 502 Regulations.

Proposed Development

Site development will begin with a full demolition of the existing building and associated paved parking areas. A new 3-story building will be constructed along with a single driveway to Noble Street that will provide access to a 3-space paved parking area. Sidewalks will be constructed along Noble Street and to the two primary building entrances on the front and rear of the building. The total impervious surface on the site after development will be approximately 5,343 square feet, which includes all buildings, sidewalks and paved areas. Impervious surface will occupy 56% of the project site following construction of the improvements.

Stormwater Management Techniques

Stormwater from the building roof will be collected in a crushed stone drip edge along the base of the new building, where the water will filter through the sand backfill and be collected in a perforated footer drain connected to the municipal storm drain system. The runoff from the small paved parking area and driveway will be directed to the gutter line of Noble Street to be collected in an existing catch basin. The

on-site catch basin in the parking lot will be removed, as it was only collecting stormwater from on-site impervious surfaces that will be established as lawn.

Conclusions

Due to the proposed reduction in overall site impervious surface and the effective infiltration of building roof runoff, the volume and peak rates of stormwater leaving the site are expected to decrease in the post-developed condition. The project plans include a detailed Sedimentation and Erosion Control Plan that outlines measures to be taken prior to, during, and following completion of construction activities to ensure downstream waters and adjacent properties are protected.



BRUNSWICK & TOPSHAM
WATER DISTRICT

PO Box 489
Topsham, Maine 04086
Telephone (207) 729-9956
Fax (207) 725-6470

Alan J. Frasier, PE
General Manager

Craig W. Douglas, PE
District Engineer

Daniel O. Knowles, CPA
Director of Finance and
Data Management Systems

William G. Alexander, Jr.
Operations Manager

March 17, 2014

Dustin Roma, P.E.
Lead Project Engineer
Milone & MacBroom
100 Commercial Street – Suite 417
Portland, Maine 04101
Via email: dustinr@miloneandmacbroom.com

RE: 216/218 Maine Street, Bowdoin College Administration - Brunswick, ME

Dear Mr. Roma:

This letter is to inform you that the District has the ability to serve the referenced project, and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations.

Service must be taken from a public main on the street on which the property fronts. There is an existing 2" domestic service that can be utilized depending on the peak demand requirements. Also, an existing 6" fire service is installed to the lot, your sprinkler system designer should verify that the size of the fire service is adequate.

The District requires the customer or its authorized agent to make application for service for all new service and meter installation requests. An application form can be found on our website www.btwater.org.

Feel free to contact me if you have any questions.

Sincerely,

Eric Gagnon
Engineering Technician

Brunswick Sewer District

10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
bsd@brunswicksewer.org

TELEPHONE (207) 729-0148

FAX (207) 729-0149

March 17, 2014

Dustin M. Roma, PE
Milone & MacBroom
100 Commercial Street – Suite 417
Portland, ME 04101

Re: Willingness and Capacity to Serve, 216/218 Maine Street

Dear Dustin,

This letter is in response to your request for an “ability to serve” letter regarding construction of a new Bowdoin College administration building at 216/218 Maine Street. I have reviewed the material provided and conclude that the project as proposed will not adversely affect facilities of the District. **The Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

It will be necessary to secure an entrance permit. The project will be subject to the BSD entrance charge program. The permit will be issued upon receipt of payment for the entrance charge. Based on our conversations, the average daily flow (ADF) for the new building is expected to be 570 gpd. The existing properties (2) have a credit of 175 gpd each, based on minimum flow per district entrance charge policy. The entrance charge for the project will be assessed at \$1480.91 $((570-2(175))*(\$1178/175 \text{ gpd}))$. Please note that either party can petition for a recalculation of the entrance charge within three years of the permit date if the anticipated flow varies by more than 10% from the actual flow recorded. For more information on the entrance charge please visit www.brunswicksewer.org/ecp.html#4.

In addition to the entrance charge, the following conditions will apply to the issuance of the entrance permit.

1. Project sanitary sewer service line will be privately owned and maintained in accordance with provisions of District Rules & Regulations.
2. All sewer-related construction will be performed to District standards.
3. All sanitary sewer construction will comply with provisions of the Maine State Plumbing Code.
4. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor, and roof drain waters. Sump pump discharges are not allowed.
5. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Pontau". The signature is fluid and cursive, with a long horizontal flourish at the end.

Robert A. Pontau Jr., PE
Assistant General Manager

CC: Darcy Dutton, Customer Service Specialist, Brunswick Sewer District
Wesley Wharff, Collections Supervisor, Brunswick Sewer District
Jeremy Doxsee, Town Planner, Town of Brunswick

AMENDED AND RESTATED PARKING AGREEMENT

This Amended and Restated Parking Agreement is entered into as of December 11, 2013 by and between the Town of Brunswick, Maine (the "Town") and Bowdoin College, a Maine non-profit corporation ("Bowdoin").

WHEREAS, the Town and Bowdoin are parties to a certain Parking Agreement dated January 31, 2009 (the "Existing Agreement") pursuant to which the Town granted Bowdoin the exclusive right to use of 39 parking spaces (the "Parking Spaces") at a location to be determined somewhere in the vicinity of the property then owned by Bowdoin located at 85 Union Street in Brunswick, Maine (the "85 Union Street Property"); and

WHEREAS, the Town acquired the 85 Union Street Property from Bowdoin pursuant to a deed dated December 22, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29228, Page 239 and the Town and Bowdoin have decided to permanently locate the Parking Spaces in a portion of the parking lot on the 85 Union Street Property; and

NOW, THEREFORE, in consideration of covenants and agreements set forth in the Existing Agreement and herein, the parties hereby amend and restate the Existing Agreement as follows:

1. Location of Parking Spaces. Town hereby grants to Bowdoin the perpetual exclusive right to use, subject to the terms and conditions set forth herein, 39 parking spaces located on the 85 Union Street Property as shown on the plan attached hereto as Exhibit A, which right shall constitute an easement encumbering the 85 Union Street Property and appurtenant to Bowdoin's campus, which for purposes of this Agreement shall be deemed to include the land conveyed by the Town to Bowdoin by deed dated May 17, 1798 and recorded in the Cumberland County Registry of Deeds in Book 28, Page 168, as such campus has and may be enlarged or contracted by the acquisition and disposition of other nearby real estate in located in the Town of Brunswick, it being intended that upon any conveyance of real estate by Bowdoin this easement shall remain appurtenant only to the remaining Bowdoin campus and shall not be appurtenant to the conveyed real estate.

2. Relocation. The Town shall have the right to relocate the Parking Spaces only to a structured parking facility owned by the Town that may be constructed located on either the 85 Union Street Property or other land within the block bounded by Maine Street, the railroad tracks, Union Street and Noble Street (a "Structured Parking Facility").

3. Operation of Parking Facility. The Town shall install and maintain signs reasonably satisfactory to Bowdoin identifying the Parking Spaces as being for Bowdoin use only and the Town shall make reasonable efforts to prevent the unauthorized use of

the Parking Spaces. The parking lot or Structured Parking Facility in which the Parking Spaces are located shall be maintained and operated by the Town or by its designee in a professional manner and in a safe, attractive and serviceable condition, at no cost to Bowdoin. Such operation and maintenance shall include providing adequate lighting, snow plowing, trash removal, sanding and sweeping of the Parking Spaces, access drives and pathways, and periodic repaving and striping as necessary. If the Parking Spaces are located in a structured parking facility, such operation shall include maintaining and cleaning lobbies, elevators and stairways for use by the users of such structured facility. Bowdoin shall use reasonable efforts to cause the persons using the Parking Spaces to comply with reasonable rules and regulations from time to time established by the Town or the operator of the parking facility provided that such reasonable rules and regulations are uniformly applied and enforced and do not materially interfere with the use the Parking Spaces. In the event that access to the parking facility is controlled by electronic cards or similar devices, the Town shall initially provide 39 such cards or other devices to Bowdoin and Bowdoin will pay reasonable charges for replacement of lost or damaged cards or devices. The Town or the operator of the parking facility shall maintain commercially reasonable levels of liability insurance coverage with respect to the parking facility (although the Town of Brunswick shall in no event be obliged to obtain insurance that would in any way waive or alter any limitations, caps and/or exemptions from or on liability provided by Maine law). All costs and expenses of owning, insuring, operating and maintaining the parking lot on the 85 Union Street Property (or any Structured Parking Facility to which the Parking Spaces may be relocated) shall be paid by the Town, its successors or assigns and Bowdoin shall not be liable for any fees or charges in connection with this Agreement.

4. Use of Parking Spaces. Bowdoin shall have an unlimited right to authorize the use of the Parking Spaces by its employees, students, guests, tenants, subtenants and the employees or guests of any such tenants or subtenants.

5. Default. If either party shall default in the performance or observance of any of its obligations in this Parking Agreement, and shall not cure such default within thirty (30) days after written notice from the other party specifying the default, the non-defaulting party may, at its option, without waiving any claims for breach this agreement, at any time thereafter cure such default for the account of the defaulting party, and the defaulting party shall reimburse the non-defaulting party for any amount paid and any expense or contractual liability so incurred within thirty (30) days after receipt of a reasonably detailed statement setting forth such amount, provided that a non-defaulting party may cure any default prior to the expiration of said thirty (30) day period but after notice if necessary to prevent loss, injury or damage to persons or property.

6. Miscellaneous. This Parking Agreement is binding on and shall inure to the benefit of the Town and Bowdoin and their respective successors and assigns. Any notices hereunder shall be delivered in hand to the other party or sent by Certified Mail, return receipt requested, to the party to whom the same shall be addressed at such address as either party may from time to time designate by notice to the other party. Initially, notices to Bowdoin shall be sent to Bowdoin College, 5600 College Station, Brunswick,

Maine 04011, Attention: Treasurer, and notices to the Town shall be sent to Town of Brunswick, 28 Federal Street, Brunswick, Maine 04011, Attention: Town Manager. This Agreement may be amended only by an instrument executed by both parties.

IN WITNESS WHEREOF, the parties have caused this Amended and Restated Parking Agreement to be executed as of the date first above written.

Amy Dionne
Witness

TOWN OF BRUNSWICK, MAINE
By: Gary L. Brown
Gary L. Brown
Its Town Manager

Amy Dionne
Witness

BOWDOIN COLLEGE
By: S. Catherine Longley
S. Catherine Longley
Its Senior Vice President for
Finance and Administration &
Treasurer

State of Maine
County of Cumberland, ss.

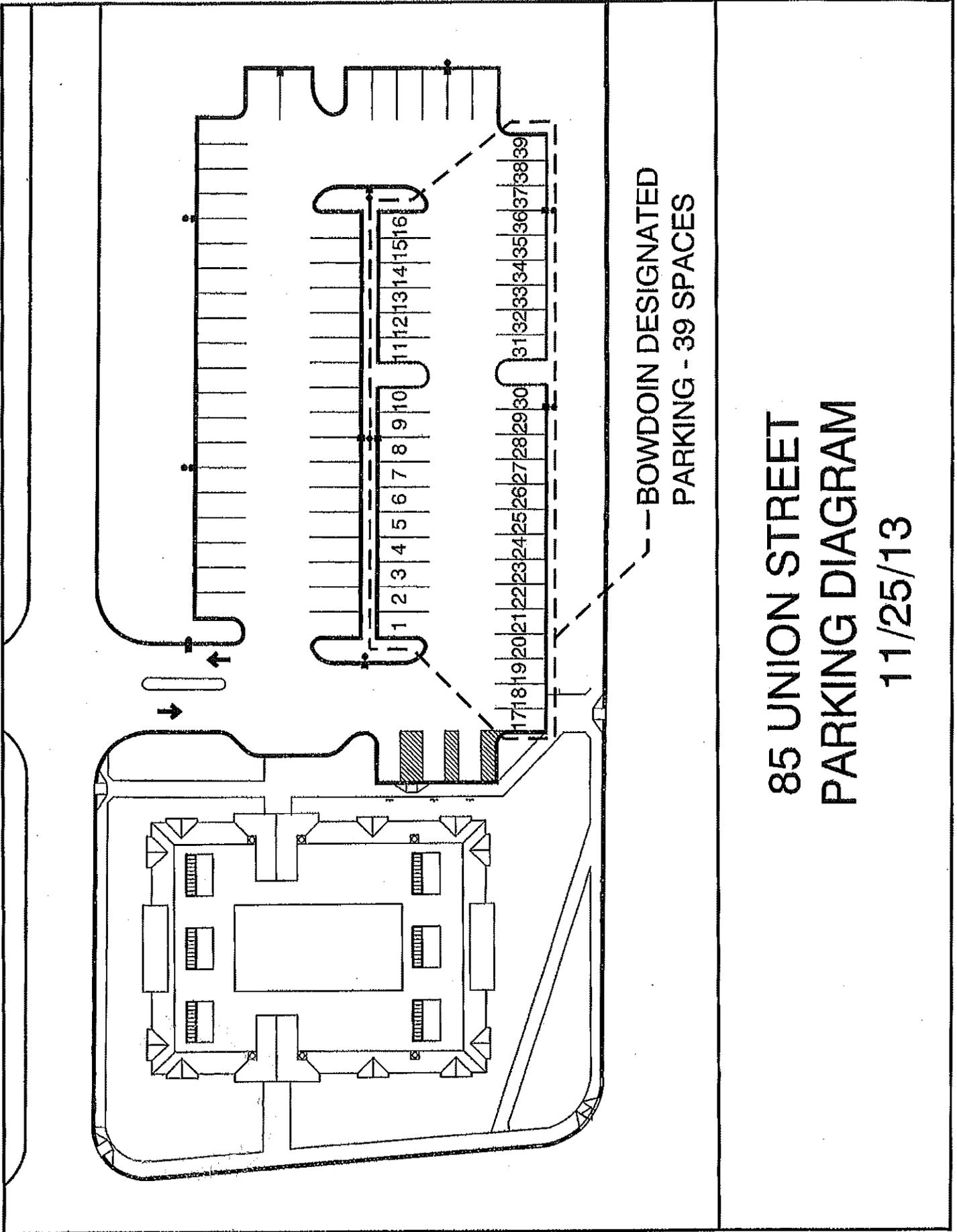
December 19, 2013

PERSONALLY APPEARED the above-named Gary L. Brown, Town Manager of the Town of Brunswick as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said municipal corporation.

Before me,

James E. Kelley
Name: JAMES E. Kelley
Notary Public/Attorney at Law
Notary Commission Expires 2.14.2016

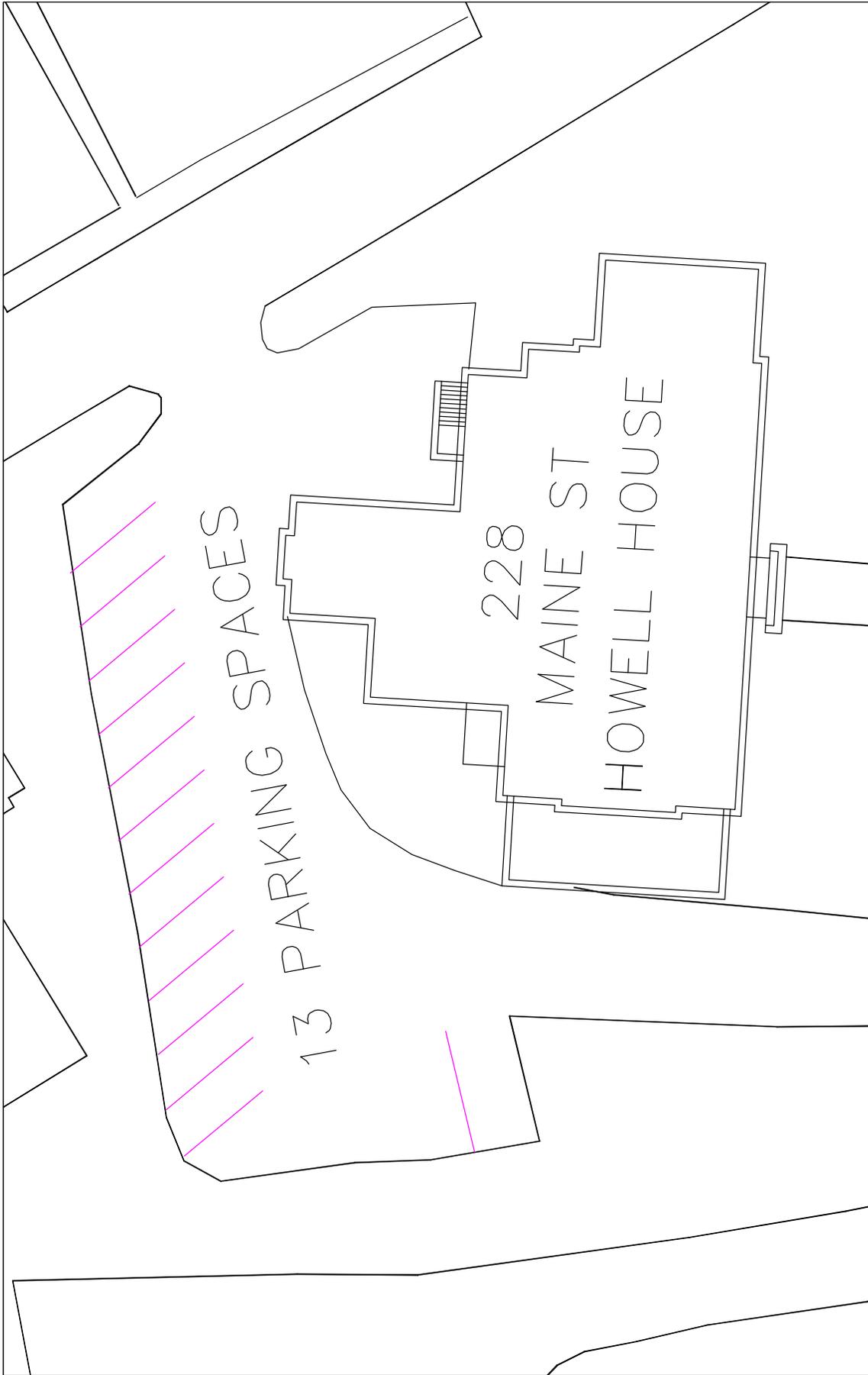
Exhibit A



**85 UNION STREET
PARKING DIAGRAM**

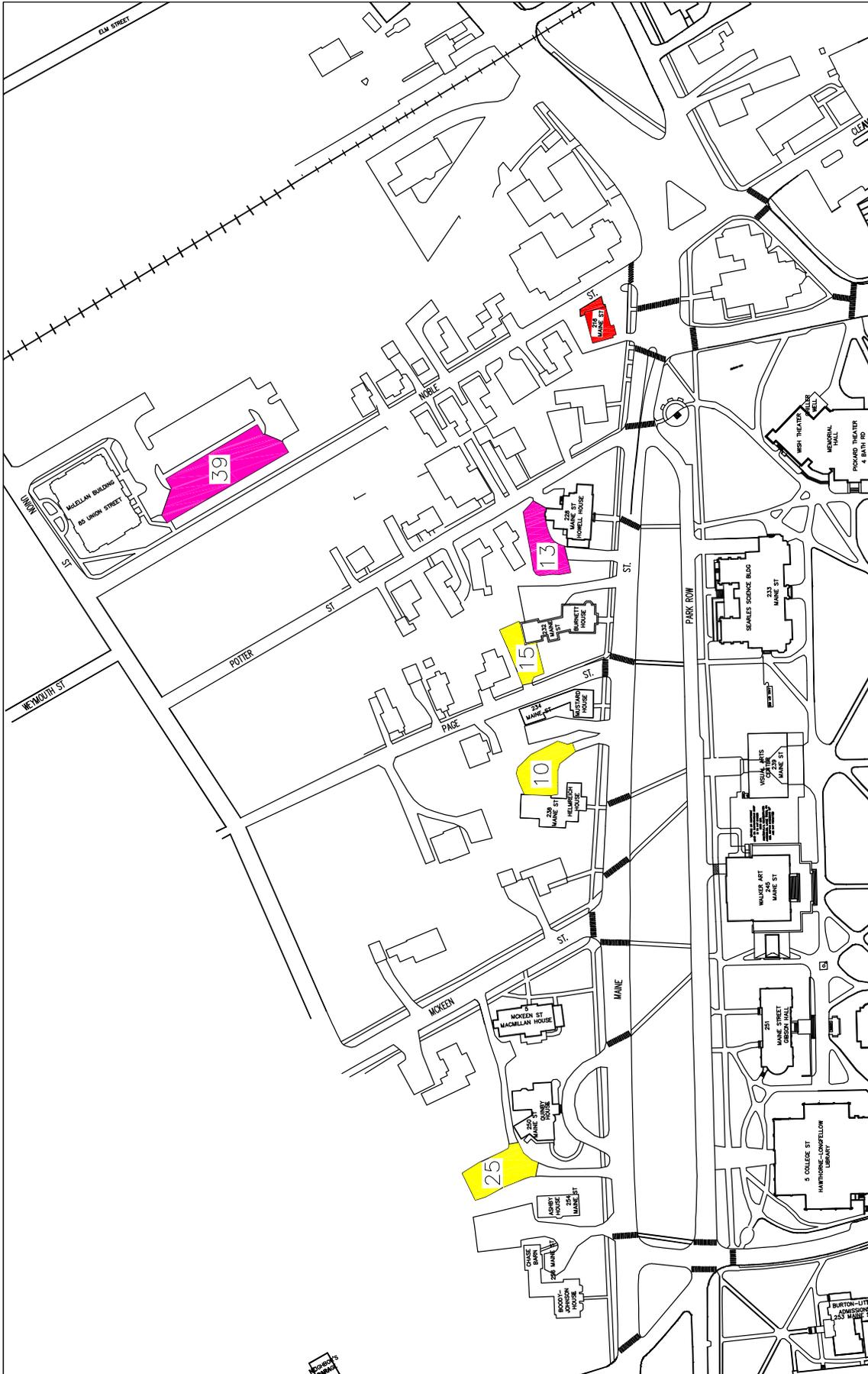
11/25/13

Attachment G

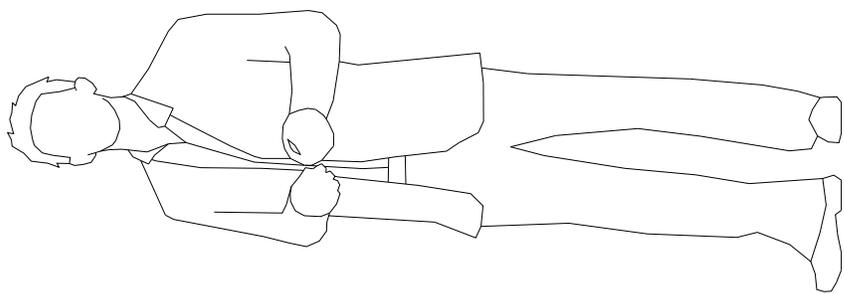
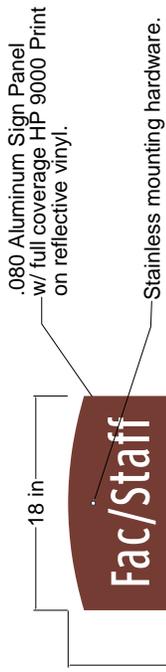


BOWDOIN COLLEGE – HOWELL HOUSE PARKING
MARCH 12, 2014

Attachment H



BOWDOIN COLLEGE – 216 MAINE STREET PARKING
MARCH 12, 2014



Job Specifications	
Customer Name:	Bowdoin College
Job Name:	Bowdoin College
Sales Rep:	JP
Drawn By:	MLH
Drawing Title:	34143 Cust./Prod
Sign Type(s):	18x24 Parking
Revision #:	1
Date:	04.17.2013
File Location:	Bowdoin/34143
	
<p>7 Lincoln Ave. - Scarborough, ME 04074 Phone: 207/883.6200 - 800.635.3506 Fax: 207/883.8588 - 800.225.6859 www.welchusa.com</p>	

Sign Panel	
Material:	.080 Aluminum, Vinyl
Edges:	Straight
Corners:	Square
Insert(s):	NA
Sign Color(s):	See Drawing
Vinyl Color(s):	Reflective
Backer Color:	NA
Graphic Content	
Application:	Front Applied Vinyl
Copy Height:	3.125"
Copy Style:	ClearviewHwy
Copy Color(s):	White
Braille:	NA
Mounting	
Hardware:	Stainless
Tape:	NA
Location:	TBD
Frame	
Type:	NA
Size(s):	NA
Color:	NA

NOTE: See sign schedule for double sided posts (sign panels on opposing sides)
 Print Files are at: Bowdoin College/34143 Parking Signs/Production

Attachment K

From: [Catherine Longley](#)
To: [all employees](#); [all students](#)
Subject: Changes to Parking - Fall, 2014
Date: Thursday, February 20, 2014 1:08:14 PM

To Students, Faculty, and Staff,

I write to announce changes to campus parking rules that will go into effect in mid-August as part of our ongoing efforts to address pedestrian safety concerns, create additional parking for visitors, faculty, and staff, and to reduce the long-term storage of student vehicles in locations close to the central campus.

Planned improvements this summer will result in the transfer of nine parking spaces on North Campus Drive to nine additional spaces in the Dayton lot behind the David Saul Smith Union. The North Campus Drive improvements will be similar to those completed last summer on South Campus Drive. They are designed to improve pedestrian safety; to create new ADA-compliant parking spaces and a sidewalk; to slow traffic; and to increase green space in this area adjacent to the Bowdoin Quad. The work, which will also include improvements to Hyde Plaza (the area in front of Sargent Gym where the Bowdoin Polar Bear sculpture stands), will take place over eleven weeks between June 2-August 15, 2014.

Also effective in mid-August, the College will convert 63 student parking spaces at the College Houses on Maine Street to day-time parking spaces for visitors, faculty, and staff only. Student vehicle spaces currently at **Howell, Burnett, Helmreich, MacMillan,** and **Quinby** will be relocated to the Farley Field House/Watson Arena lots. As is the case with other lots reserved for visitors, faculty, and staff, these lots will be available to students on nights and weekends. They will also be available to students during move-in in late August. This change will help open up visitor spaces close to the Museum of Art, Pickard Theater, Kresge Auditorium and spaces near academic and administration buildings where faculty and staff work.

In the coming weeks, printed and online campus maps and campus signage will be updated to reflect these changes. Thank you for your cooperation as we work to make the Bowdoin campus a safe and accessible space.

Sincerely,

Katy Longley

S. Catherine Longley | Sr. VP for Finance and Administration & Treasurer
Bowdoin College
5600 College Station
Brunswick, ME 04011-8447
207.725.3242 tel
207.721.5161 fax

Bowdoin College 216 Maine Street
List of Consultants
3 March 2014

Architect

Timothy Mansfield, AIA, Maine Lic # 3838
Cambridge Seven Associates, Inc.
1050 Massachusetts Avenue
Cambridge, MA 02138

Structural Engineer

Brent Goldstein, PE, Maine Lic # 11341
Goldstein-Milano LLC
125 Main Street
Reading, MA 01867

Mechanical (HVAC), Plumbing, Fire Protection, Electrical Engineer

Chris Shumway, PE, Maine Lic # 10820
Rist-Frost-Shumway Engineering PC
71 Water Street
Laconia, NH 03246

Civil Engineer

Dustin Roma, PE, Maine Lic # 12131
Milone & MacBroom
100 Commercial Street, Suite 417
Portland, ME 04101

Bowdoin College 216 Maine Street
Drawing List
3 March 2014

A0.3 Site Survey

C 1.1 Locus Map / Vicinity Map

C 1.2 Existing Conditions and Demolition Plan

C 1.3 Major Site Plan

C 1.4 Grading & Utility Plan

C 1.5 Landscaping Plan

C 1.6 Erosion Control Plan

A 1.11 Basement & First Floor Furniture & Finish Plans

A 1.12 Second & Third Floor Furniture & Finish Plans

A 2.1 Exterior Elevations

Bowdoin College 216 Maine Street

100% CDs

Number	Revision	Date

Cambridge Seven Associates, Inc.

Architects and Planners
 1050 Massachusetts Avenue
 Cambridge, MA 02138
 617 492-7000 Fax 492-7007

Job #	1331
Project	216 Maine Street
Drawn By	Author Checked Checker
Date	28 Feb 2014
Scale	
Drawing Title	

SITE SURVEY

A0.3

TEMPORARY BENCHMARKS

BM U9 1947 STANDARD BRASS U.S.C.G.S. DISK FOUND AT THE INSIDE CORNER OF THE SECOND STEP AT THE SOUTH ENTRANCE TO SEARLES HALL, 0.4' FROM THE FACE OF THE BUILDING AND 0.8' FROM THE WEST EDGE OF THE STEP.
 ELEV. = 82.626 (N.G.V.D. 1929)

SURVEY NOTES

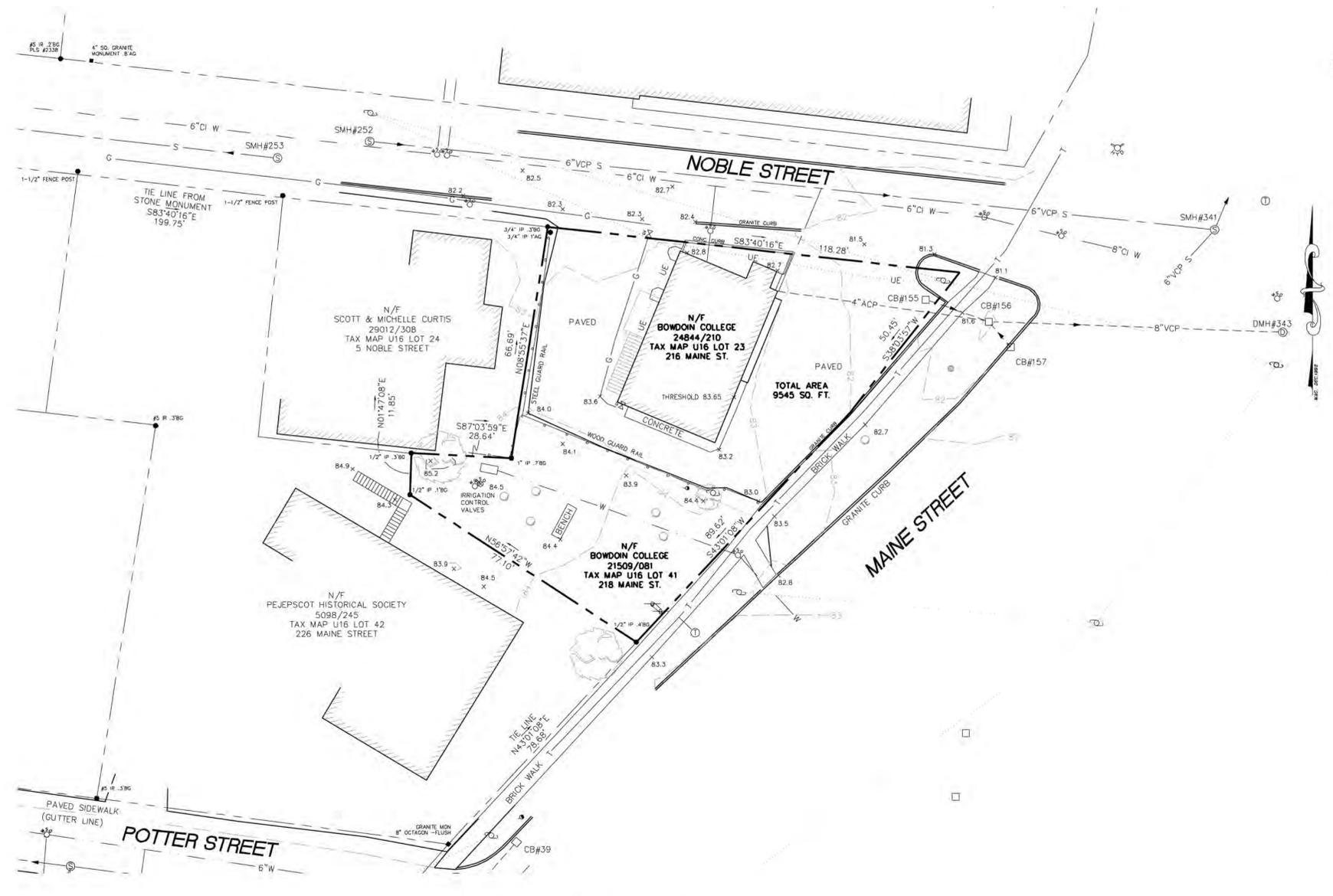
- THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY HARTY & HARTY IN JULY & AUGUST, 2013. THE CONTOUR INTERVAL IS ONE FOOT AND THE VERTICAL DATUM IS N.G.V.D. SEA LEVEL DATUM, 1929.
- THE UTILITY STRUCTURES AND INVERTS SHOWN WERE DETERMINED BY THE FIELD SURVEY. HOWEVER PRECISE LOCATION FOR ALL UNDERGROUND UTILITY LINES WAS NOT ESTABLISHED. TEST PITS ARE REQUIRED TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO DESIGN AND CONSTRUCTION.
- PLANS REVIEWED FOR THIS PROJECT:
 - PLAN OF A PORTION OF MAINE STREET IN THE TOWN OF BRUNSWICK AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE HEARING ON THE SAME, DATED OCTOBER 28, 1970, PREPARED BY H.I. & E.C. JORDAN CO. INC., ON FILE AT THE BRUNSWICK PUBLIC WORKS DEPARTMENT.
 - STATE HIGHWAY "143", ROUTE 24\MAINE STREET\BATH ROAD STATE OF MAINE DOT RIGHT OF WAY MAP, DOT FILE NO 3-568, SHEET 36 ON FILE AT MDOT
 - FINAL PLAN OF SUBDIVISION OF ESTATE OF EMERY W. BOOKER DATED OCTOBER 07, 1982, BY H.F. BABBIDGE, CCRD PLAN 136/20
 - MAINE STREET STATION, AMENDED SUBDIVISION PLAN CERTIFIED SEPT. 08, 2008, CCRD PLAN 208/438
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) UNLESS NOTED OTHERWISE.
- OWNER OF RECORD: **BOWDOIN COLLEGE**
 216 MAINE STREET: SEE DEED FROM BRUNSWICK TOUR AND TRAVEL, DATED FEBRUARY 13, 2007, RECORDED IN CCRD BOOK 24844 PAGE 210.
 218 MAINE STREET: SEE DEED FROM ELFRIEDE KLICKSTEIN, DATED JULY 01, 2004, RECORDED IN CCRD BOOK 21509 PAGE 081.
- STREET RIGHT OF WAYS:
 NOBLE STREET - HISTORIC DEEDS (102/25) DESCRIBE THE STREET AS 2 RODS WIDE. THE R/W SHOWN IS BASED ON LOCAL MONUMENTS FOUND.
 MAINE STREET - THE MAINE STREET RIGHT OF WAY IS BASED ON THE PLAN REFERENCED IN NOTE 3.o).
- THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS RULES CHAPTER 90: STANDARDS OF PRACTICE, PART 2: TECHNICAL STANDARDS.

BRUNSWICK ZONING - TC1 ZONE - MAINE ST. DIMENSIONAL & DENSITY TABLE

MINIMUM LOT AREA - N/A
 MAXIMUM DENSITY - N/A
 MINIMUM FRONT YARD - N/A
 MINIMUM REAR YARD - N/A
 MINIMUM SIDE YARD - N/A
 MAX. IMPERVIOUS SURFACE COVERAGE - 100%
 MAX. BLDG. HEIGHT - 40 FT.
 MAX. BLDG. FOOTPRINT - 30,000 SQ. FT.

LEGEND

•	GUY	*	RED PINE	—	GRANITE/BIT. CURB
□	UTILITY POLE	☀	WHITE PINE	---	EDGE OF PAVEMENT
☐	CATCH BASIN	☀	FIR	---	STORM DRAIN - SIZE & TYPE
☐	WATER GATE VALVE	☀	ELM	---	SEWER LINE
☐	HYDRANT	☀	MAPLE	---	WATER MAIN
☐	SIGN	☀	ASH	---	UNDERGROUND TELEPHONE
⊙	STORM DRAIN MANHOLE	☀	OTHER DECIDUOUS	---	CONTOUR LINE
⊙	SEWER MANHOLE	☀	SHRUB	---	OVERHEAD ELECTRIC/UTILITIES
⊙	TELEPHONE MANHOLE	☀		---	UNDEGROUND ELECTRIC/UTILITIES
⊙	GAS VALVE	☀		---	UNDERGROUND GAS LINE
■	MONUMENT FOUND	☀		---	DEED LINE
●	IRON PIPE OR ROD FOUND	☀		---	PROPERTY LINE
●	3/4" IRON ROD SET WITH I.D. CAP	☀		---	BUILDING
83.2 x	SPOT ELEVATION	☀		---	VEGETATION LINE
N/F	NOW OR FORMERLY	☀		---	
24844/210	BOOK/PAGE AT CUMBERLAND COUNTY REGISTRY OF DEEDS	☀		---	



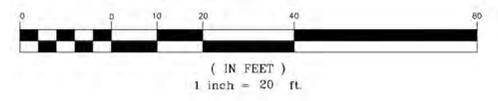
SEWER STRUCTURES & INVERTS

STRUCTURE	RIM	INVERT IN	INVERT OUT	COMMENTS
SMH#252	81.88	-	74.8±	6" VCP
SMH#341	80.81	70.8±	70.8±	6" VCP FROM NOBLE ST.
SMH#253	81.27	-	-	-

STORMDRAIN STRUCTURES & INVERTS

STRUCTURE	RIM	INVERT IN	INVERT OUT	COMMENTS
CB#155	81.19	-	79.4	8" PVC PIPE
CB#156	80.84	78.8	75.0	8" VC PIPE
		76.4		8" PVC FROM CB#155
		76.0		4" ACP FNDTN. DRAIN
				12" HDPEP FROM CB#157
CB#157	81.48	-	76.9	12" HDPEP
DMH#343	81.47	-	-	-

GRAPHIC SCALE



REV	DATE	STATUS	BY	CHKD	APPD

DESIGNED BY: -
 DRAWN BY: PFH
 CHECKED BY: MJH
 APPROVED BY: PFH
 DATE: 08/06/13

Harty & Harty
Professional Land Surveyors
 540 Bay Road
 Bowdoinham, Maine 04008
 Tel/FAX : (207) 729-4571

CLIENT
BOWDOIN COLLEGE
 6800 COLLEGE STATION
 BRUNSWICK, ME 04011

PROJECT
216 & 218 MAINE STREET
BRUNSWICK, MAINE

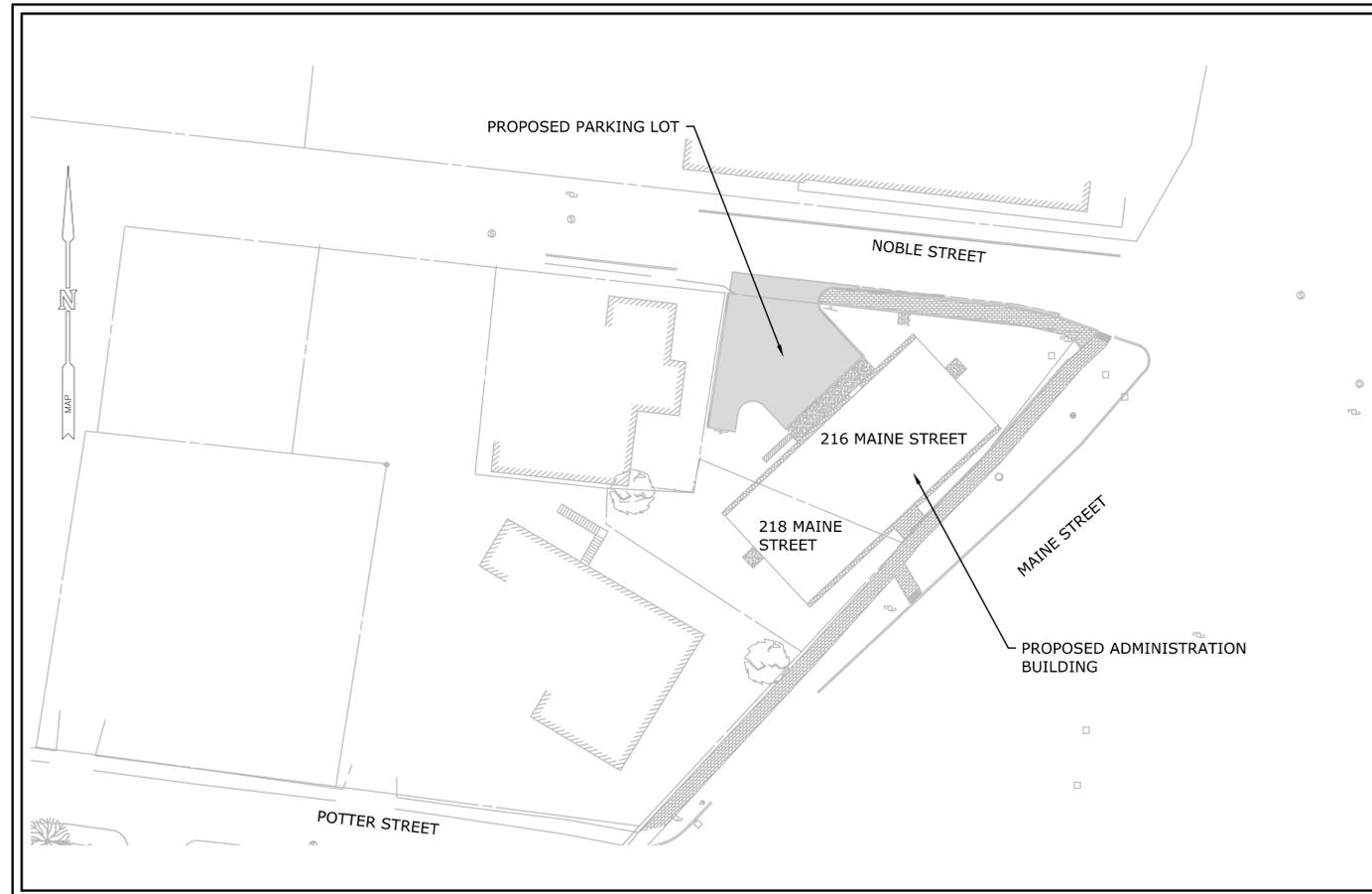
TITLE
TOPOGRAPHIC SITE PLAN &
BOUNDARY RETRACEMENT SURVEY

SCALE	HORIZ. 1"=20'
PROJECT NO.	#13125
DRAWING NO.	MAINE216
SHT.	1 of 1
REV.	-

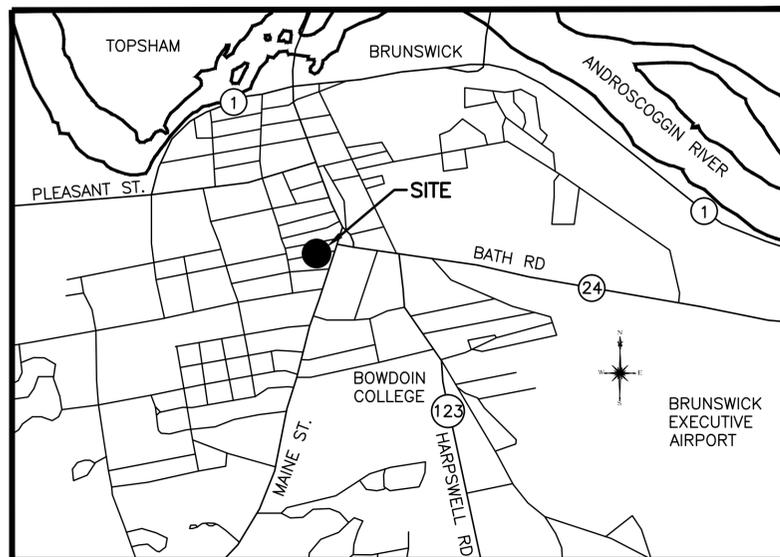
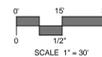
ADMINISTRATION BUILDING 216 MAINE STREET

MMI# 5271-01
FEBRUARY 28, 2014

NO.	TITLE
C1.1	TITLE SHEET
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3	MAJOR SITE PLAN
C1.4	GRADING AND UTILITY PLAN
C1.5	LANDSCAPING PLAN
C1.6	EROSION CONTROL PLAN
C1.7	CONSTRUCTION DETAILS
C1.8	CONSTRUCTION DETAILS



PROJECT SITE VICINITY MAP:



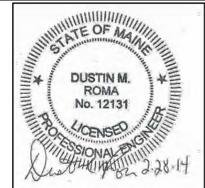
LOCATION MAP:

Bowdoin

Bowdoin College
216 Maine Street

100% CD

Number	Revision	Date
1	100% CDs	2/28/14



MILONE & MACBROOM
100 Commercial Street
Suite 417
Portland, Maine 04101
(207) 541-9544 Fax (207) 541-9548
www.miloneandmacbroom.com

Cambridge Seven Associates, Inc.

Architects and Planners
CSA
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: FEBRUARY 28, 2014

Scale: AS SHOWN

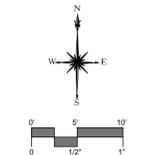
Drawing Title
Title Sheet

C1.1

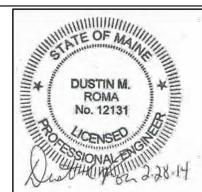
Bowdoin

Bowdoin College 216 Maine Street

100% CD



Number	Revision	Date
1	100% CDs	2/28/14



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Project: ADMINISTRATION BUILDING 216 MAINE STREET

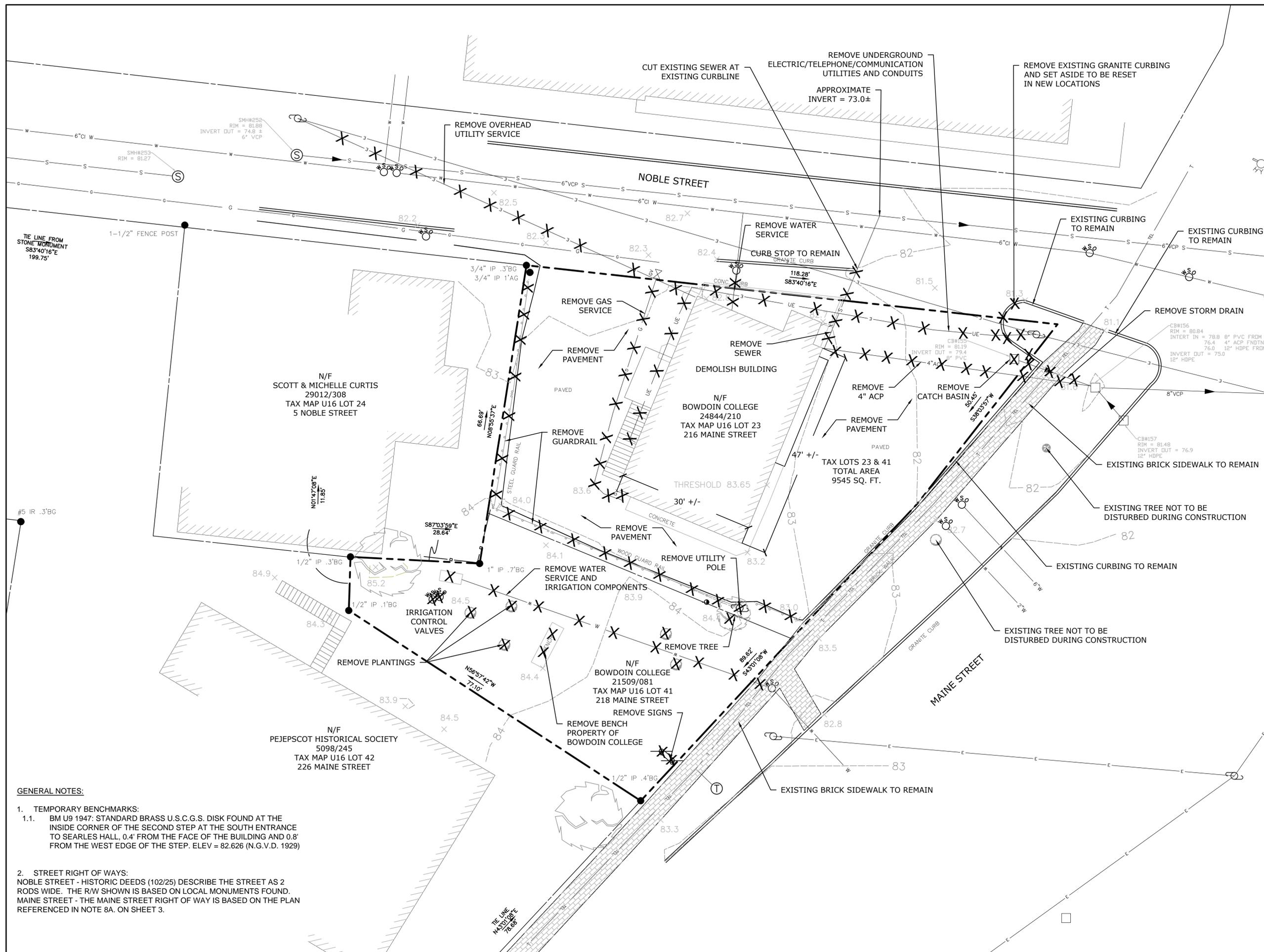
Drawn By:SMW Checked:DMR

Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
Existing Conditions
and Demolition Plan

C1.2

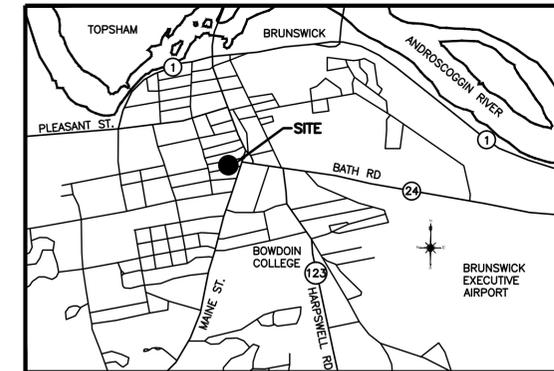


GENERAL NOTES:

1. TEMPORARY BENCHMARKS:
 - 1.1. BM U9 1947: STANDARD BRASS U.S.C.G.S. DISK FOUND AT THE INSIDE CORNER OF THE SECOND STEP AT THE SOUTH ENTRANCE TO SEARLES HALL, 0.4' FROM THE FACE OF THE BUILDING AND 0.8' FROM THE WEST EDGE OF THE STEP. ELEV = 82.626 (N.G.V.D. 1929)
2. STREET RIGHT OF WAYS:
 - NOBLE STREET - HISTORIC DEEDS (102/25) DESCRIBE THE STREET AS 2 RODS WIDE. THE R/W SHOWN IS BASED ON LOCAL MONUMENTS FOUND.
 - MAINE STREET - THE MAINE STREET RIGHT OF WAY IS BASED ON THE PLAN REFERENCED IN NOTE 8A. ON SHEET 3.

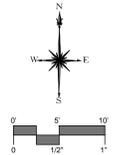
Bowdoin

Bowdoin College 216 Maine Street



LOCATION MAP

N.T.S.



100% CD

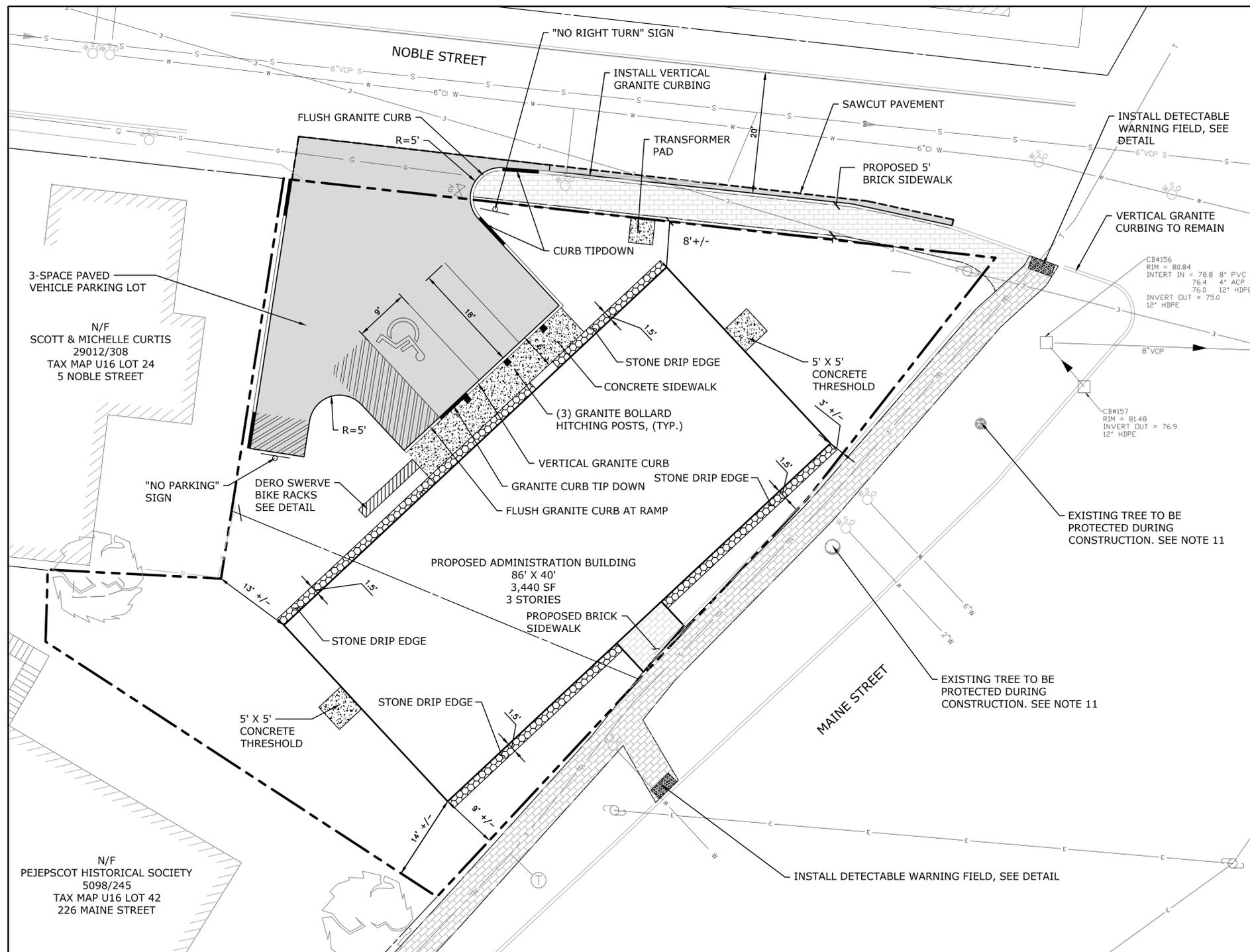
GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS BOWDOIN COLLEGE. 216 MAINE STREET: SEE DEED FROM BRUNSWICK TOUR AND TRAVEL, DATED FEBRUARY 13, 2007, RECORDED IN CCRD BOOK 24844 PAGE 210. 218 MAINE STREET: SEE DEED FROM ELFRIDE KLIKSTEIN, DATED JULY 01, 2004, RECORDED IN CCRD BOOK 21509 PAGE 081.
- THE PROPERTY IS SHOWN AS LOTS 23 AND 41 ON THE TOWN OF BRUNSWICK TAX MAP U-16. THE PROPERTY IS LOCATED IN THE TOWN CENTER-1 (TC-1) ZONE.
- STANDARDS FOR THE TC-1 ZONING DISTRICT AT THE TIME THIS PLAN WAS PREPARED ARE AS FOLLOWS:
 MINIMUM LOT AREA: N/A
 MAXIMUM DENSITY: N/A
 MINIMUM FRONT YARD: N/A
 MINIMUM REAR YARD: N/A
 MINIMUM SIDE YARD: N/A
 MAXIMUM IMPERVIOUS COVER: 100%
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM BUILDING FOOTPRINT: 30,000 SQ. FT.
 NOTE: SEE TOWN CODE OF ORDINANCE FOR ADDITIONAL REGULATIONS.
- PLAN NORTH ORIENTATION IS MAGNETIC DECEMBER 1992. ELEVATIONS DEPICTED ARE NGVD 1929.
- PROPOSED USE: COLLEGE OFFICE.
- TOTAL AREA OF TAX LOTS 23 AND 41 IS APPROXIMATELY 0.22 ACRES.
- PLAN REFERENCES:
 A. PLAN OF A PORTION OF MAINE STREET IN THE TOWN OF BRUNSWICK AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE HEARING ON THE SAME, DATED OCTOBER 28, 1970, PREPARED BY H.I. & E.C. JORDAN CO. INC., ON FILE AT THE BRUNSWICK PUBLIC WORKS DEPARTMENT.
 B. STATE HIGHWAY "143", ROUTE 24/MAINE STREET/BATH ROAD STATE OF MAINE DOT RIGHT OF WAY MAP, DOT FILE NO 3-568, SHEET 36 ON FILE AT MDOT.
 C. FINAL PLAN OF SUBDIVISION OF ESTATE OF EMERY W. BOOKER DATED OCTOBER 07, 1962, BY H.F. BABBIDGE, CCRD PLAN 136/20
 D. MAINE STREET STATION, AMENDED SUBDIVISION PLAN CERTIFIED SEPT. 08, 2008, CCRD PLAN 208/438
- BOUNDARY INFORMATION SHOWN IS BASED ON FIELD SURVEY PERFORMED BY HARTY & HARTY IN JULY & AUGUST, 2013. THE CONTOUR INTERVAL IS ONE FOOT AND THE VERTICAL DATUM IS N.G.V.D. SEA LEVEL DATUM, 1929.
- UTILITY STRUCTURES AND INVERTS SHOWN WERE DETERMINED BY THE FIELD SURVEY REFERRED TO IN NOTE 8. PRECISE LOCATION FOR ALL UNDERGROUND UTILITY LINES WAS NOT ESTABLISHED. TEST PITS ARE REQUIRED TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) UNLESS NOTED OTHERWISE.
- TREES IN ESPLANADE TO BE PROTECTED DURING CONSTRUCTION WITH A TEMPORARY 10' DIAMETER CONSTRUCTION FENCE ENCLOSURE

APPROVED -
TOWN OF BRUNSWICK
PLANNING BOARD

DATE

CHAIRPERSON



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBING	---
---	TELEPHONE CABLE	---
---	CONTOUR MAJOR	---
---	CONTOUR MINOR	---
---	SEWER	---
---	STORM DRAIN	---
---	WATER MAIN	---
---	OVERHEAD ELEC	---
---	BURIED ELEC	---
---	GAS	---
⊙	SEWER MANHOLE	⊙
⊙	ELEC MANHOLE	⊙
⊙	SIGN	⊙
⊙	UTILITY POLE	⊙
⊙	CATCH BASIN	⊙
⊙	LIGHT POLE	⊙
⊙	DRAIN MANHOLE	⊙
⊙	TEL-COM MANHOLE	⊙

C1.3

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MMI Job # 5271-01

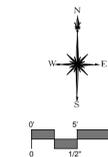
Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked:DMR

Date: FEBRUARY 28, 2014

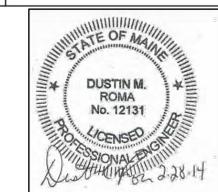
Scale: 1"=10'

Drawing Title
Major Site Plan



100% CD

1	100% CDs	2/28/14
Number	Revision	Date



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
Grading & Utility Plan

C1.4

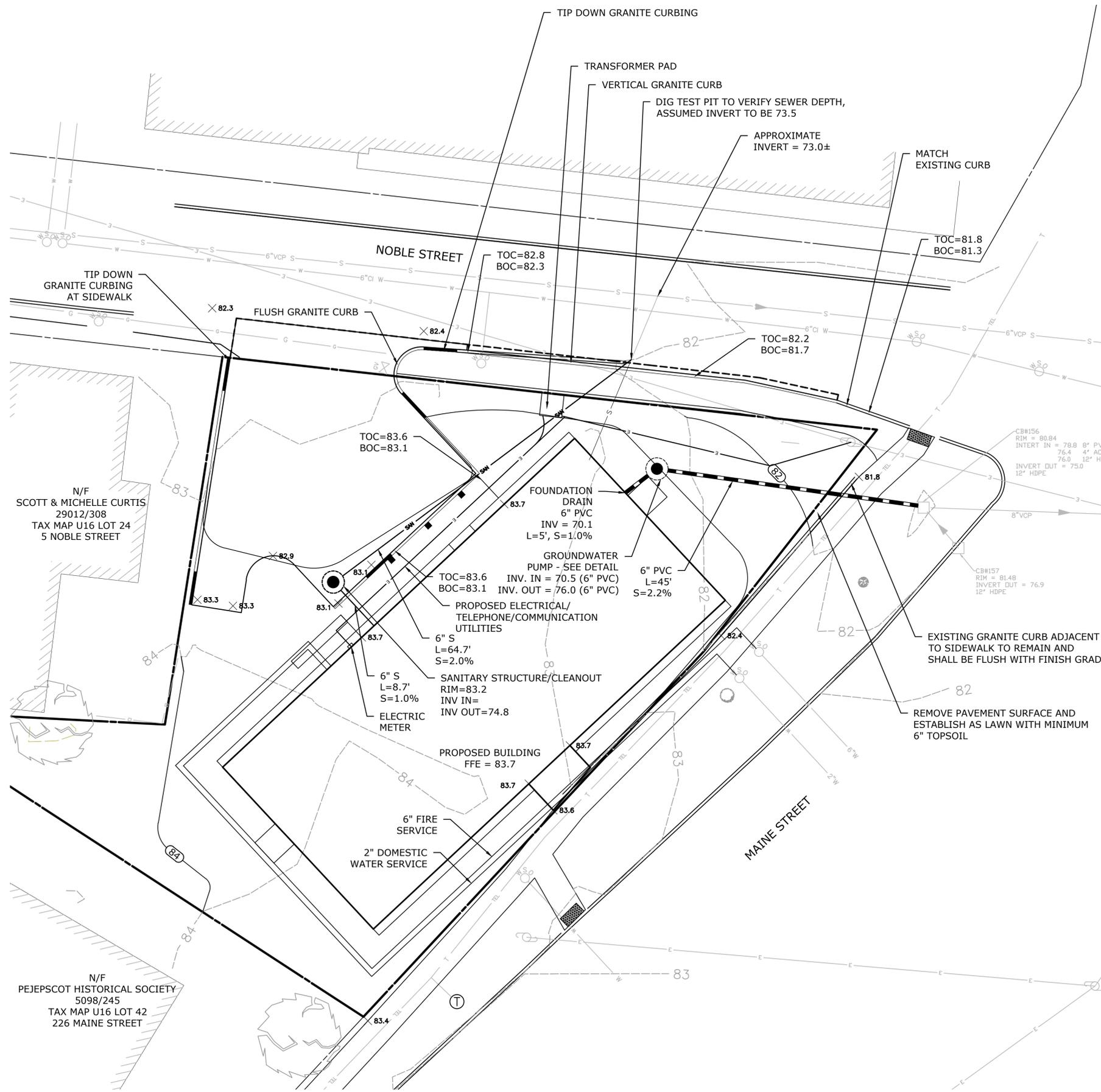
CONSTRUCTION NOTES:

- THE GENERAL PURPOSE OF THE PROPOSED PROJECT AS DETAILED AND SPECIFIED IN THESE PLANS IS TO CONSTRUCT A PARKING LOT, INSTALL STORMWATER TREATMENT UNITS AND CONSTRUCT SIDEWALKS AND CURBING.
- BOWDOIN COLLEGE IS THE OWNER OF THE PROPERTY. THE CAPITAL PROJECTS MANAGER FROM BOWDOIN COLLEGE AND/OR THE PROJECT ENGINEER FROM MILONE AND MACBROOM, INC. HAS BEEN AUTHORIZED BY BOWDOIN COLLEGE TO MAKE ENGINEERING DECISIONS.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF PLANS / TECHNICAL SPECIFICATIONS ON SITE AT ALL TIMES AND FOLLOW THE SPECIFICATIONS, DETAILS, AND NOTES FOR ALL ASPECTS OF THE PROJECT. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NOTES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE APPLICABLE MAINE SEDIMENT AND EROSION CONTROL HANDBOOK.
- TEMPORARY STOCKPILE AND STAGING AREAS ARE TO BE FLAGGED BY CONTRACTOR PRIOR TO CONSTRUCTION AND APPROVED BY BAY LANDING AND PROJECT ENGINEER, AND SHALL BE LOCATED AWAY FROM SENSITIVE AREAS INCLUDING BUT NOT LIMITED TO WETLANDS AND STREAMS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS IN PLAN VIEW INDICATE FINISHED GRADE. THE NEED TO MODIFY PROPOSED FINISHED GRADES MAY BE REQUIRED IF UNEXPECTED CONDITIONS ARE ENCOUNTERED (I.E. BEDROCK, LEDGE, ETC.) OR IF SIGNIFICANT CHANGES TO EXISTING CONDITIONS OCCURS.
- ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF SUPER ENRICHED TOPSOIL WITH A MINIMUM ORGANIC CONTENT OF 6%, BE SEEDED AND RAKED FOLLOWED BY AN ADDITIONAL LAYER OF HYDROSEED AS DETAILED ON THE PROPOSED CONDITIONS PLAN OR AS NOTED OTHERWISE.
- ALL LAWN AND OTHER AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE RE-VEGETATED USING THE LAWN SEED MIX AS SPECIFIED BELOW. THE SEED MIXTURE IS TO HAVE NO NOXIOUS WEEDS. OTHER CULTIVARS OF PERENNIAL RYEGRASS, CHEWING FESCUE AND CREEPING FESCUE WITH HIGH ENDOPHYTE, HARD FESCUE, AND KENTUCKY BLUEGRASS MAY BE SUBSTITUTED FOR CULTIVARS LISTED BELOW WITH THE APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE. LAWN SEED MIX SHALL BE APPLIED AT A RATE OF 220 POUNDS PER ACRE WITH THE FOLLOWING SPECIFICATIONS:

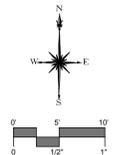
SEED TYPE	% BY WEIGHT	MANUFACTURER
LIBERATOR KENTUCKY BLUE GRASS	40	JACKLIN SEED
VICTORY II CHEWING FESCUE (HIGH ENDOPHYTE)	20	BURLINGHAM SEEDS, LLC
EPIC STRONG CREEPING RED FESCUE (HIGH ENDOPHYTE)	20	PROSEEDS MARKETING, INC.
SPARTAN HARD FESCUE	20	PICKSEED WES, INC.
- ALL STORAGE AND ACCESS ROUTES, PEDESTRIAN FENCES/CONSTRUCTION BARRIERS, WORKING HOURS, AND LIMITS OF CLEARING SHALL BE APPROVED BY BAY LANDING AND THE PROJECT ENGINEER.
- NO DISTURBANCE BEYOND THE ESTABLISHED LIMITS OF CLEARING IS ALLOWED UNLESS PRIOR PERMISSION IS OBTAINED FROM BAY LANDING AND PROJECT ENGINEER.
- CONTRACTOR MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS THROUGHOUT THE DURATION OF PROJECT.
- COMPLIANCE WITH ALL CONDITIONS OF APPLICABLE AND SECURED PERMITS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- NO CONSTRUCTION VEHICLES SHALL BE STORED, SERVICED, WASHED OR FLUSHED IN A LOCATION WHERE LEAKS, SPILLAGE, WASTE MATERIALS, CLEANERS, OR WATERS WILL BE INTRODUCED OR FLOW INTO STORM DRAINAGE SYSTEMS, WETLANDS OR WATERCOURSES. AN EMERGENCY MANAGEMENT PLAN AND SPILL KIT WILL BE MAINTAINED ON SITE AT ALL TIMES. IN THE EVENT OF AN ACCIDENTAL RELEASE, IMMEDIATELY STOP CONSTRUCTION WORK, CONTAIN THE SPILL, AND NOTIFY BAY LANDING, APPROPRIATE AUTHORITIES AND PROJECT ENGINEER.
- ANY MATERIAL EXPORTED OFF-SITE SHALL BE LEGALLY DISPOSED OF IN AN UPLAND LOCATION AT NO ADDITIONAL COST TO BAY LANDING. THE CONTRACTOR IS RESPONSIBLE FOR FINDING A SUITABLE RECIPIENT OF THE EXPORTED MATERIAL, GAINING REGULATORY APPROVAL FOR EXPORTED MATERIAL PLACEMENT IF NEEDED, AND HAULING.
- SITE ACCESS IS TO BE PROVIDED BY THE EXISTING ACCESS DRIVEWAY. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ACCIDENTAL DAMAGE TO THE ROADWAY TO PRE-PROJECT CONDITIONS SHOULD THEY OCCUR.
- ALL AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE SYSTEM, LAWN AREAS, AND LANDSCAPING SHALL BE RESTORED TO PRE-PROJECT CONDITIONS UPON COMPLETION OF CONSTRUCTION. THE RESTORATION OF THE SITE IS SUBJECT TO APPROVAL BY BOWDOIN COLLEGE AND THE PROJECT ENGINEER.
- THE CONTRACTOR IS EXPECTED TO PROVIDE FIELD ENGINEERING SERVICES DURING CONSTRUCTION TO ESTABLISH AND RECORD AS-BUILT GRADES, LINES, AND ELEVATIONS.

CONSTRUCTION SEQUENCE:

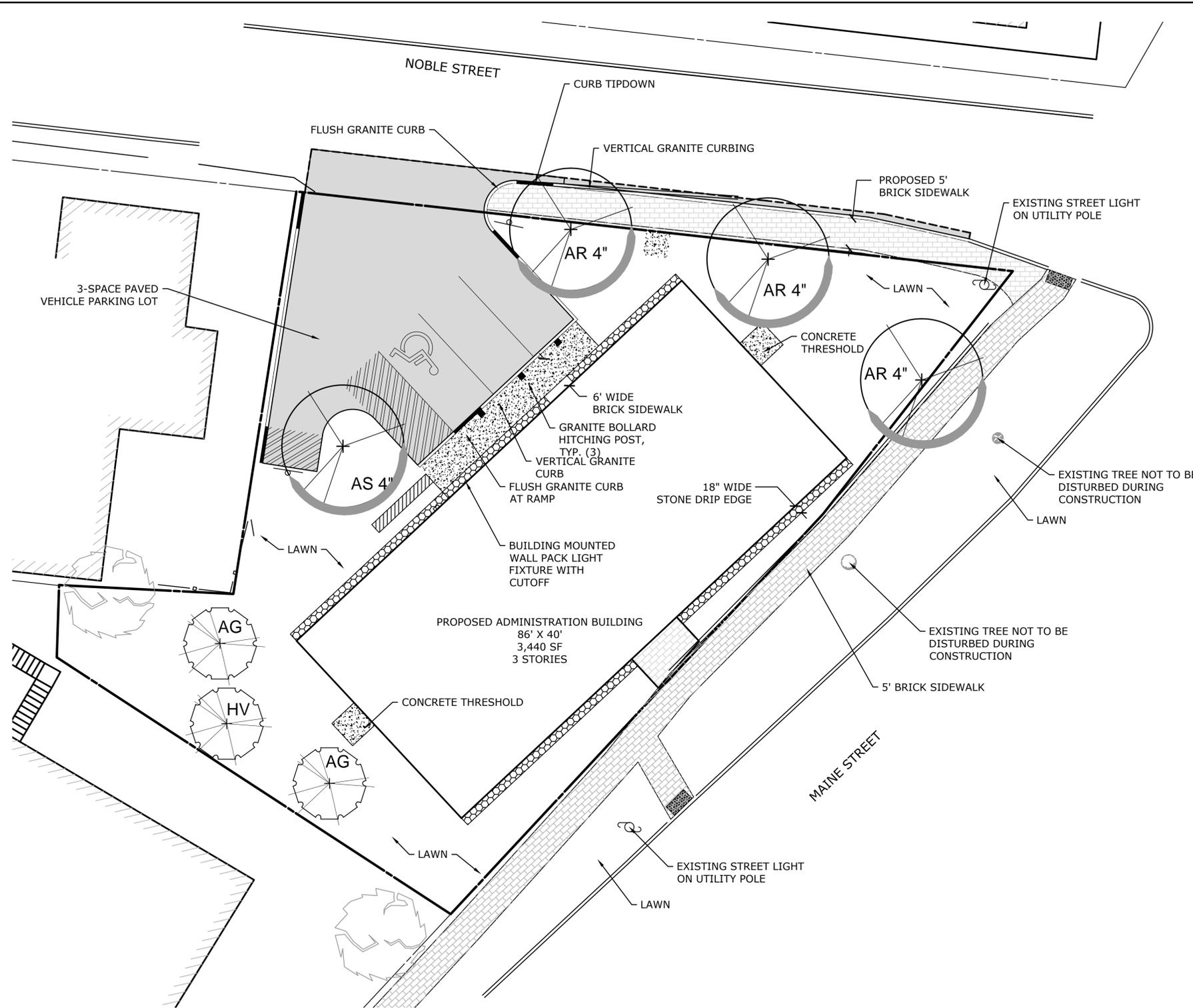
- THE PROPOSED SEQUENCE OF CONSTRUCTION IS PROVIDED FOR GENERAL INFORMATION ONLY. SEE PLANS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL NOTES. THE OVERALL SEQUENCE OF CONSTRUCTION IS TO ULTIMATELY BE DETERMINED BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL.
- OBTAIN ANY NECESSARY WORK PERMITS AND SUBMIT SCHEDULES, PLANS AND PRODUCT INFORMATION, INCLUDING THE SEDIMENT AND EROSION CONTROL PLAN, CONSTRUCTION SEQUENCE, AND EMERGENCY OPERATION PLAN TO THE PROJECT ENGINEER FOR REVIEW SEVEN DAYS PRIOR TO INITIATION OF CONSTRUCTION. INSTALL CONSTRUCTION WARNING SIGNS.
 - CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION SITE MEETING WITH THE PROJECT ENGINEER AND OTHERS TO REVIEW CONSTRUCTION DETAILS, PERMIT REQUIREMENTS, CONTRACT PROVISIONS, SPECIFICATIONS AND PROJECT LIMITS.
 - SUBMIT ANTICIPATED WORK SCHEDULE TO BAY LANDING AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK. BAY LANDING SHALL BE NOTIFIED OF ANY CHANGES IN SCHEDULE IMMEDIATELY.
 - INSTALL SEDIMENT AND EROSION CONTROLS AND CONSTRUCTION SAFETY FENCING AS SHOWN ON THE PLANS.
 - LOCATE STAGING AND STORAGE AREAS FOR APPROVAL FROM BOWDOIN COLLEGE AND PROJECT ENGINEER.
 - AT ALL TIMES, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED CONSISTENT WITH THE REQUIREMENTS OF THE STATE OF MAINE.
 - CLEAR AND GRUB WITHIN THE ESTABLISHED LIMITS OF CLEARING. ALL CLEARING AND GRUBBING MATERIALS SHALL BE DISPOSED OF AT AN APPROVED SITE. STOCKPILE ANY EXISTING TOPSOIL TO BE REUSED FOR SITE RECOVERY. BRING PARKING LOT AREA TO SUBGRADE. SAWCUT EXISTING PAVED AREAS AS SHOWN ON PLANS.
 - INSTALL ALL ELECTRICAL CONDUIT AND LIGHT POLE BASES.
 - BRING PARKING LOT TO BASE GRAVEL LEVEL AND INSTALL GRANITE CURBING.
 - FINAL GRADE AND TOPSOIL ALL DISTURBED AREAS AS INDICATED ON THE PROPOSED CONDITIONS PLAN.
 - FOLLOWING FINAL GRADING AND PLACEMENT OF TOPSOIL, CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH THE LAWN SEED MIX SPECIFIED ON THE PROPOSED CONDITIONS PLAN. LIGHTLY RAKE IN SEED MIX INTO THE FIRST ONE INCH OF TOPSOIL. LIGHTLY TAMP SEED AND SOIL. HYDROSEED OVER COMPACTED SOIL.
 - WATER DISTURBED AREAS FOLLOWING APPLICATION OF SEED MIX. CONTRACTOR RESPONSIBLE FOR KEEPING SOILS MOIST IN ALL SEEDED AREAS FOR APPROXIMATELY TWO WEEKS FOLLOWING SEEDING OR AS REQUIRED TO ALLOW FOR PROPER GERMINATION.
 - PAVE PARKING LOTS AND CONSTRUCT SIDEWALKS.
 - FOLLOWING COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PARTICIPATE IN A FINAL INSPECTION WITH BOWDOIN COLLEGE, PROJECT ENGINEER AND OTHERS FOR THE PURPOSE OF DETERMINING THAT THE PROJECT HAS BEEN COMPLETED ACCORDING TO THE CONSTRUCTION DRAWINGS AND THE TERMS AND CONDITIONS OF THE CONTRACT.



Bowdoin College 216 Maine Street



100% CD



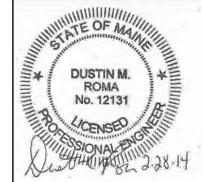
LANDSCAPING PLAN

PLANT LIST							
TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		1	AS	Acer saccharum	Sugar Maple 'Green Mountain'	4" CAL.	
		3	AR	Acer rubrum	Red Maple 'Autumn Blaze'	4" CAL.	
SHRUBS	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		2	AG	Acer ginnala	Hedge Maple	8-10' H	
		1	HV	Hamamelis vernalis	Witch hazel	8-10' H	

PLANTING NOTES

- THE CONTRACTOR SHALL CALL 811 "DIGSAFE" BEFORE BEGINNING WORK AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING THE WINTER. FINANCIAL SECURITY SUITABLE TO THE CITY, IN THE FORM OF AN ESCROW ACCOUNT, A BOND, OR AN IRREVOCABLE LETTER OF CREDIT, EQUIVALENT TO 30 PERCENT OF THE VALUE OF THE PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
- ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

1	100% CDs	2/28/14
Number	Revision	Date



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By:SMW Checked:DMR

Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
Landscaping Plan

C1.5

EROSION AND SEDIMENTATION CONTROL NOTES

IN ORDER TO EFFECTIVELY PREVENT AND CONTROL EROSION RELATED TO SOIL DISTURBANCE, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE EMPLOYED:

1. TEMPORARY SOIL STABILIZATION BMPs

TEMPORARY MULCHING SHALL BE APPLIED IMMEDIATELY TO ANY AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED. ANY DISTURBED SOIL WITHIN 100' OF A STREAM, WATER BODY OR WETLAND MUST RECEIVE TEMPORARY MULCH WITHIN 7 DAYS FOLLOWING DISTURBANCE AND BEFORE ANY STORM EVENT. ALL OTHER AREAS SHALL RECEIVE TEMPORARY MULCH WITHIN 14 DAYS OF DISTURBANCE. AREAS WHICH CANNOT BE SEEDED DURING THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION. THE FOLLOWING ARE ACCEPTABLE TEMPORARY MULCHING METHODS:

HAY OR STRAW MULCHES NEED TO BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SQ FT OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75-90% OF THE GROUND SURFACE. HAY OR STRAW CAN BE DRIVEN INTO THE GROUND WITH TRACKED EQUIPMENT IF SLOPES ARE LESS THAN 3%, OR CAN BE ANCHORED WITH JUTE, WOOD FIBER OR PLASTIC NETTING ON STEEPER SLOPES.

EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL AND WILL INCLUDE ANY OF THE FOLLOWING: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK OR OTHER ACCEPTABLE PRODUCTS BASED ON A SIMILAR RAW SOURCE. WOOD OR BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE. EROSION CONTROL MIX CAN BE USED AS A STAND-ALONE REINFORCEMENT ON SLOPES OF 2 HORIZONTAL TO 1 VERTICAL OR LESS AND DRAINING IN SHEET FLOW. IT CAN BE PLACED WITH A HYDRAULIC BUCKET, WITH A PNEUMATIC BLOWER OR BY HAND, AND MUST PROVIDE 100% SOIL COVERAGE.

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:

- ORGANIC MATTER CONTENT SHALL BE BETWEEN 80-100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6 IN. SCREEN AND BETWEEN 70-85% PASSING 0.75 IN. SCREEN
- ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

WHEN USED AS MULCH, THE THICKNESS OF THE EROSION CONTROL MIX IS BASED UPON THE FOLLOWING:

LENGTH OF SLOPE	3:1 SLOPE OR LESS	BETWEEN 2:1 AND 3:1 SLOPE
LESS THAN 20 FT	2.0 IN.	4.0 IN.
BETWEEN 20 - 60 FT	3.0 IN.	5.0 IN.
BETWEEN 60 - 100 FT	4.0 IN.	6.0 IN.

CHEMICAL MULCHES AND SOIL BINDERS MAY BE USED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER TO DETERMINE ADEQUATE APPLICATION RATES AND METHODS.

EROSION CONTROL BLANKETS AND MATS SHALL BE USED ON STEEP SLOPES AND IN THE BOTTOM OF GRASSED WATERWAYS, OR AS OTHERWISE DIRECTED BY THE ENGINEER. THE MAT SHALL BE INSTALLED WITH FIRM CONTINUOUS CONTACT WITH THE SOIL AND STAPLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

TEMPORARY MULCH SHALL BE INSPECTED FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. EROSION CONTROL MATS AND MULCH ANCHORING MUST BE INSPECTED AFTER RAINFALL EVENTS FOR DISLOCATION OR FAILURE, AND REPAIRED IMMEDIATELY. INSPECTIONS SHALL TAKE PLACE UNTIL 95% OF THE SOIL SURFACE IS COVERED WITH PERMANENT VEGETATION. WHERE MULCH IS USED WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, AND REPAIR AS NEEDED.

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION CANNOT BE ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON THE FOLLOWING YEAR. TO PREPARE THE SEEDBED, THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OF 10-10-10 (N-P205-K20) OR EQUIVALENT AND LIMESTONE AT A RATE OF 3 TONS PER ACRE, IF NECESSARY. LOOSEN SOIL TO A DEPTH OF 2 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES. GRASS SEED SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

SEED	LB. PER ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	112	8/15 - 10/1
OATS	80	4/1 - 7/1 8/15 - 9/15
ANNUAL RYEGRASS	40	4/1 - 7/1

TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED TO MAINTAIN AT LEAST 95% VEGETATIVE COVER OF SOIL SURFACE. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES SHALL BE USED IN THE INTERIM SUCH AS TEMPORARY MULCH, FILTER BARRIERS, ETC.

2. SEDIMENT BARRIER BMPs

TEMPORARY SEDIMENT BARRIERS ARE INSTALLED ACROSS OR ALONG THE TOE OF A SLOPE AND INCLUDE ANY OF THE FOLLOWING:

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES INSTALLED AND POST SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED TO THE EXTENT POSSIBLE, AND IF NECESSARY SHALL BE SPICED TOGETHER AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP, AND THE BOTTOM 6-8 INCHES OF FABRIC SHALL BE "TOED-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

STRAY/HAY BALES SHALL BE INSTALLED WHERE SPECIFIED ON THE PLANS IN A SINGLE ROW WITH THE ENDS OF ADJACENT BALES TIGHTLY BUTTING ONE ANOTHER. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED TO A DEPTH OF AT LEAST 4 INCHES, AND THE BALES SHALL BE SECURED WITH AT LEAST TWO WOODEN STAKES OR STEEL REBAR PER BALE. STAKES SHALL BE DRIVEN IN A DIRECTION TO PUSH THE BALES TOGETHER. GAPS BETWEEN BALES SHALL BE CHINKED WITH HAY.

EROSION CONTROL MIX BERMS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE IF UPHILL SLOPES ARE LESS THAN 5%. STEEPER SLOPES OR SLOPES GREATER THAN 20 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMS AT THE BASE OF A LONG OR STEEP SLOPE MAY ALSO REQUIRE A FILTER FENCE TO BE INSTALLED ON THE DOWNHILL SIDE OF THE BERM TO PROVIDE ADDITIONAL STABILIZATION AGAINST HIGH RUNOFF FLOWS.

CONTINUOUS CONTAINED BERMS, WHICH ARE ALSO REFERRED TO AS A FILTER SOCK, PROVIDES ADDITIONAL STABILITY TO AN EROSION CONTROL MIX BERM AND SHOULD BE USED IN FROZEN GROUND CONDITIONS OR IN AREAS THAT RECEIVE CONCENTRATED FLOW.

SEDIMENT BARRIERS SHALL BE INSPECTED AFTER ANY SIGNIFICANT RAINFALL EVENT AND REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE BARRIERS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR EDGES OF THE BARRIER, OR IF LARGE VOLUMES OF WATER ARE IMPOUNDED BEHIND THE BARRIER, IT MAY BE NECESSARY TO REPLACE THE BARRIER WITH A TEMPORARY STONE CHECK DAM. SEDIMENT SHALL BE REMOVED ONCE IT REACHES HALF THE BARRIER HEIGHT. AFTER THE BARRIER IS REMOVED, ANY REMAINING SILT SHALL EITHER BE REMOVED OR GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

3. TEMPORARY CHECK DAMS

STONE CHECK DAMS SHALL BE INSTALLED IN SWALES OR DRAINAGE DITCHES TO REDUCE STORMWATER VELOCITIES AS SHOWN ON THE PLANS. STONE CHECK DAMS ARE NOT EFFECTIVE IN REMOVING SEDIMENT AND SHOULD BE USED IN CONJUNCTION WITH SEDIMENT BARRIERS IDENTIFIED ABOVE. TEMPORARY CHECK DAMS MAY BE LEFT IN PLACE PERMANENTLY IN MOST CASES. CHECK DAMS SHOULD BE NO HIGHER THAN 24 INCHES, AND THE CENTER OF THE CHECK DAM MUST BE AT LEAST 6 INCHES LOWER THAN THE OUTSIDE EDGES. CHECK DAMS SHOULD BE SPACED SUCH THAT THE CREST OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM CHECK DAM. CHECK DAMS IN A DRAINAGE DITCH OR WATERWAY SHOULD BE INSTALLED PRIOR TO DIRECTING RUNOFF TO THEM.

4. STORM DRAIN INLET PROTECTION

STORM DRAIN INLETS THAT ARE MADE OPERATIONAL BEFORE THEIR DRAINAGE AREA IS STABILIZED SHALL BE PROTECTED WITH A FILTER UNTIL THE DRAINAGE AREA IS EITHER PAVED OR STABILIZED WITH 95% VEGETATIVE GROWTH. THE FOLLOWING ARE ACCEPTABLE BMPs ASSOCIATED WITH STORM DRAIN INLET PROTECTION:

HAY BALE OR SILT FENCE INLET STRUCTURE CONSISTS OF HAY BALES OR SILT FENCE CONFIGURED AROUND A CATCH BASIN INLET FRAME AND INSTALLED ACCORDING TO THE METHODS OUTLINED ABOVE. THIS METHOD IS SUITABLE FOR OPEN PIPE (CULVERT) INLETS, FIELD INLETS OR ROAD INLETS THAT HAVE NOT YET BEEN PAVED.

MANUFACTURED SEDIMENT FILTERS ARE THE PREFERRED METHOD FOR PROTECTING CATCH BASIN INLETS IN PAVED OR GRAVEL ROADWAYS. THE FILTERS TYPICALLY CONSIST OF A FABRIC OR OTHER PERVIOUS MATERIAL THAT IS PLACED ABOVE OR BELOW THE GRATE THAT TRAPS SEDIMENT ON THE SURFACE AND ALLOWS WATER TO FLOW THROUGH THE GRATE. CONSIDERATIONS SUCH AS WEATHER CONDITIONS, SLOPES, TRIBUTARY WATERSHED AREA AND EXPECTED SEDIMENT ACCUMULATION SHOULD BE FACTORED INTO MAKING A DECISION ON ANY PARTICULAR PRODUCT, AND THE MANUFACTURER'S RECOMMENDATIONS ON INSTALLATION AND MAINTENANCE SHALL BE STRICTLY ADHERED TO.

5. STABILIZED CONSTRUCTION EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGRESS WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 6-INCH DEPTH OF 2-3 INCH CRUSHED STONE, AND SHALL BE PLACED ON A GEOTEXTILE FABRIC. THE PAD SHALL EXTEND AT LEAST 50 FEET INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING.

6. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST ON THE PROJECT SITE AND ON ADJACENT ROADWAYS. EXPOSED SOIL SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST. GRAVEL SURFACES SHALL EITHER BE TREATED WITH AN APPLICATION OF CALCIUM CHLORIDE OR COVERED WITH CRUSHED STONE IF DUST CONTROL BECOMES DIFFICULT WITH NORMAL WATER APPLICATIONS.

7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 14 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASS SHALL NOT BE STEEPER THAN 2:1. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE FREE OF STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM), AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND LIMBUS WEEKS. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, BUT UNDUE COMPACTION IS TO BE AVOIDED.

9. PERMANENT VEGETATION

TO PREPARE THE SEEDBED, APPLY 10-20-20 FERTILIZER AT A RATE OF 800 POUNDS PER ACRE AND GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE. WORK THE FERTILIZER AND LIMESTONE INTO THE TOPSOIL TO A DEPTH OF 4 INCHES AND REMOVE ANY STONES, ROOTS OR OTHER VISIBLE DEBRIS. SELECT A SEED MIXTURE THAT IS APPROPRIATE FOR THE SOIL TYPE AND MOISTURE CONTENT AS FOUND AT THE SITE, AND FOR THE AMOUNT OF SUN EXPOSURE AND FOR LEVEL OF USE. REFER TO THE USDA SOIL CONSERVATION SERVICE OR THE LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR APPROPRIATE SEED MIXTURES. APPLY SEED UNIFORMLY IN ACCORDANCE WITH SUPPLIER RECOMMENDATIONS AND IMMEDIATELY COVER WITH MULCH AS DESCRIBED IN THE TEMPORARY MULCHING SECTION OF THIS PLAN.

HYDROSEEDING SHALL BE DONE IN ACCORDANCE WITH SUPPLIERS RECOMMENDATIONS.

SOD STRIPS SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF SLOPE OR FLOW OF WATER STARTING AT LOWEST ELEVATION. JOINTS SHALL BE STAGGERED, AND ALL STRIPS SHALL BE ROLLED OR TAPPED INTO PLACE. ON SLOPES, SOD SHALL BE ANCHORED WITH STAPLES, WIRE OR PINS. IRRIGATE SODDED AREA IMMEDIATELY AFTER INSTALLATION.

10. PERMANENT MULCHING

PERMANENT MULCH IS A LONG TERM COVER THAT PROVIDES A GOOD BUFFER AROUND DISTURBED AREAS. THE EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS OR COMPOSTED BARK. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS ARE NOT ACCEPTABLE. THE EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH.

11. RIPRAP SLOPE STABILIZATION

RIPRAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPRAP AND UNDERLYING SOIL SURFACE. GRAVEL FILTER BLANKETS SHALL MEET MDOT TYPE-C UNDERDRAIN MATERIAL SPECIFICATIONS AND BE AT LEAST 6 INCHES THICK. GEOTEXTILE FILTER BLANKETS SHALL BE SPECIFIED BASED ON SITE CONDITIONS. RIPRAP SLOPES SHALL BE TOED INTO THE BASE OF THE EMBANKMENT BY EXCAVATING A TRENCH AT THE BOTTOM OF THE SLOPE AND INSTALLING A STABLE BASE OF RIPRAP TO GRADE.

12. CONSTRUCTION SCHEDULE

THE FOLLOWING IS AN ANTICIPATED CONSTRUCTION SCHEDULE, DEPENDING UPON FINAL PROJECT APPROVAL:

1. EROSION CONTROL MEASURES PLACED	MARCH 1, 2014
2. SITE DEMOLITION AND PAVEMENT MILLING	MARCH 1 - MARCH 15
3. CONSTRUCT UTILITIES, PARKING AND FOUNDATION	MARCH 15 - MAY 1
4. PERMANENT VEGETATION AND MULCHING	JUNE 1 - JULY 1
5. MONITOR VEGETATION GROWTH	JULY 1 - SEPTEMBER 1
6. REMOVE TEMPORARY EROSION CONTROL BMPs	SEPTEMBER 1, 2014

NOTE: SCHEDULE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER.

WINTER EROSION AND SEDIMENTATION CONTROL NOTES

THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

1. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUED UNTIL SEEDED AND MULCHED. HAY AND STRAY MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WITH THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LEEMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.

6. OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS STABILIZED BY SEPTEMBER 1, THEN EITHER A SOD LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP PRIOR TO NOVEMBER 15.

7. OVER-WINTER STABILIZATION OF DISTURBED SLOPES

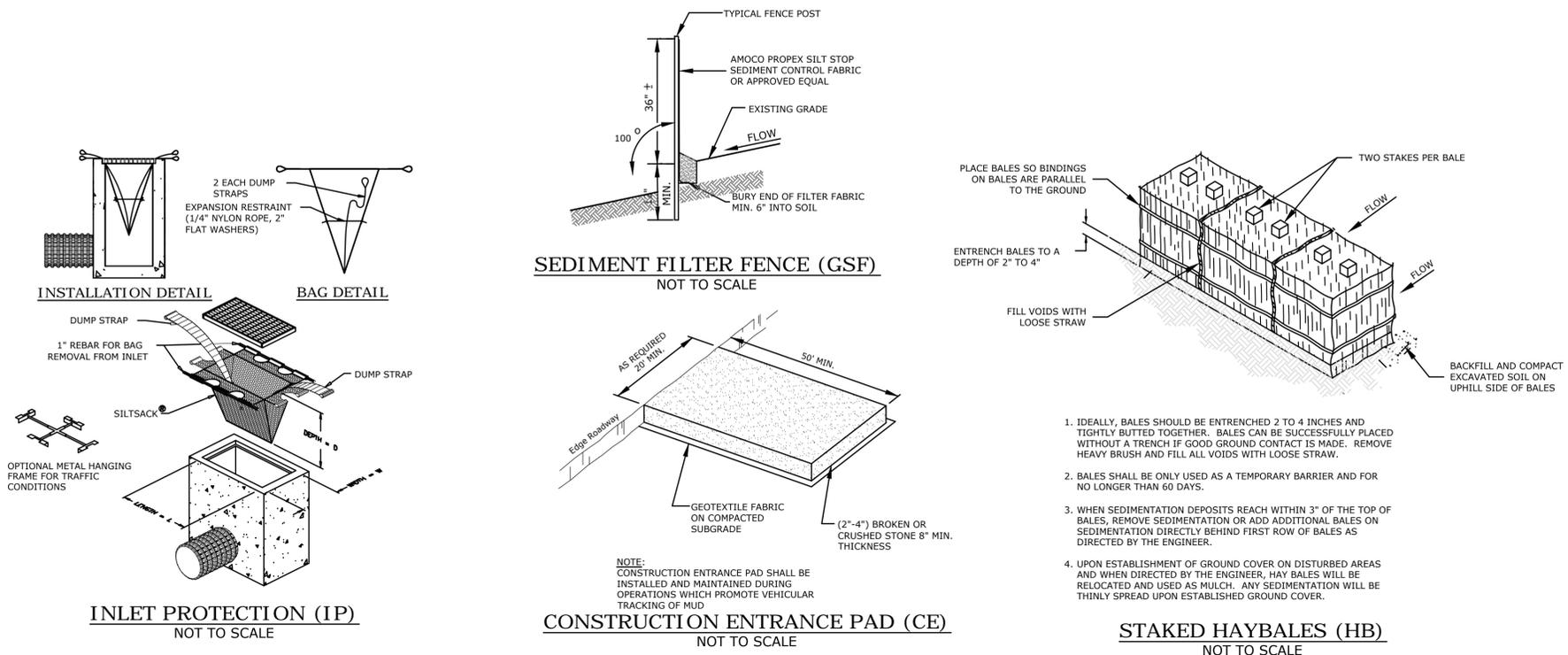
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. ALL AREAS HAVING A GRADE STEEPER THAN 15% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, EROSION CONTROL MIX BY NOVEMBER 15 OR STONE RIPRAP BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

8. OVER-WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN THE AREA SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

9. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

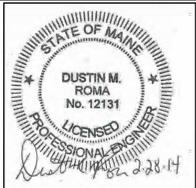


Bowdoin

Bowdoin College
216 Maine Street

100% CD

1	100% CDs	2/28/14
Number	Revision	Date



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Suite 417
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Cambridge Seven Associates, Inc.

Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: FEBRUARY 28, 2014

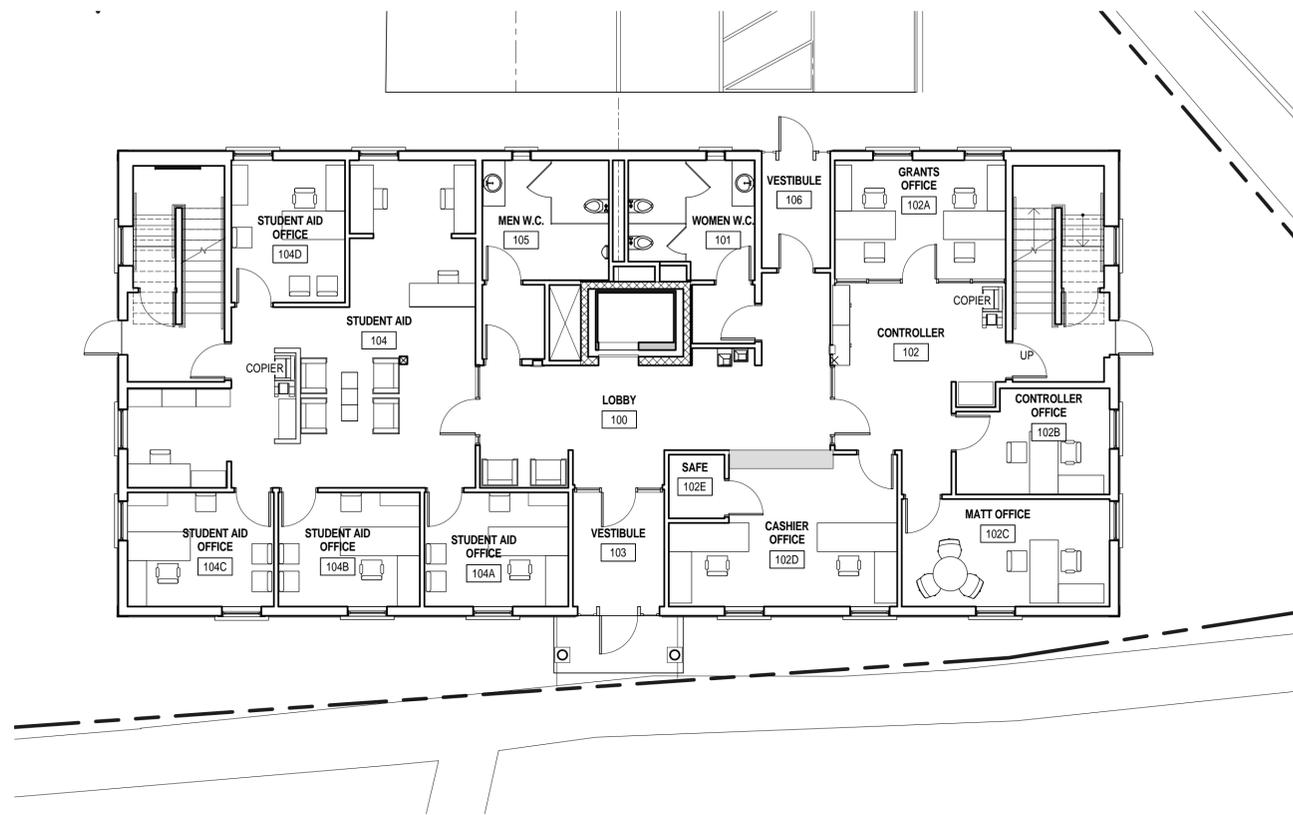
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Drawing Title
Erosion Control Plan

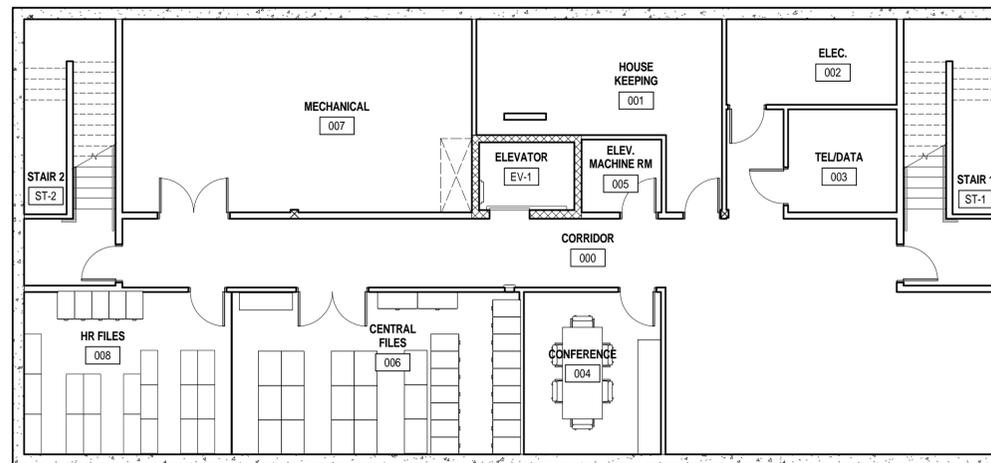
C1.6

Bowdoin College
216 Maine Street

100% CDs



2 FIRST FLOOR - FINISHES PLAN
 1/8" = 1'-0"



1 BASEMENT - FINISHES PLAN
 1/8" = 1'-0"

Number	Revision	Date

Cambridge Seven Associates, Inc.

Architects and Planners
C7A 1050 Massachusetts Avenue
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 617 492-7000 Fax 492-7007

Job # 1331

Project 216 Maine Street

Drawn By YK Checked TM

Date 28 Feb 2014

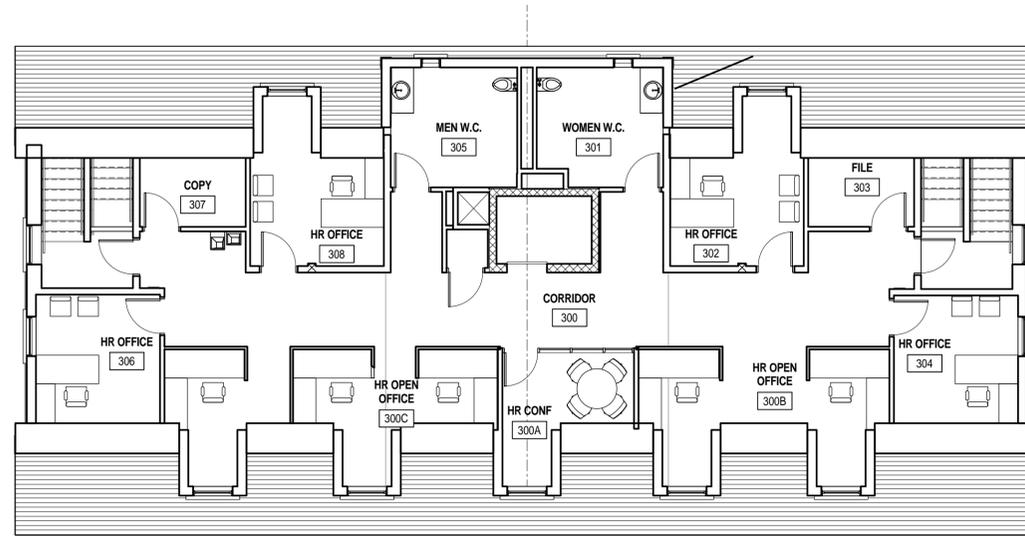
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Drawing Title
BASEMENT & FIRST FLOOR FURNITURE & FINISH PLANS

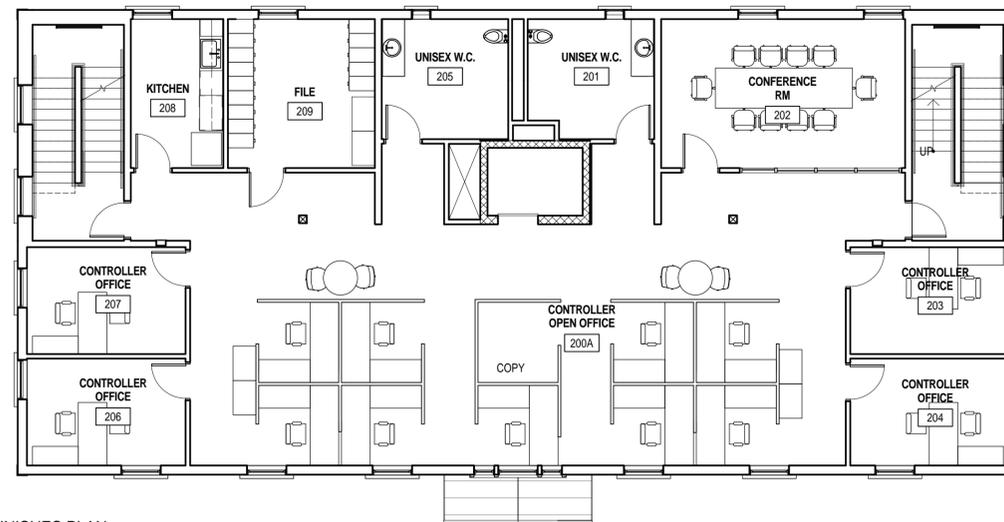
A1.11

Bowdoin College
216 Maine Street

100% CDs



2 THIRD FLOOR - FINISHES PLAN
 1/8" = 1'-0"



1 SECOND FLOOR - FINISHES PLAN
 1/8" = 1'-0"

Number	Revision	Date

Cambridge Seven Associates, Inc.

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Job # 1331

Project 216 Maine Street

Drawn By Author Checked Checker

Date 28 Feb 2014

Scale 1/8" = 1'-0"

Drawing Title
SECOND & THIRD FLOOR FURNITURE & FINISH PLANS

A1.12

Bowdoin College
216 Maine Street

100% CDs

Number	Revision	Date

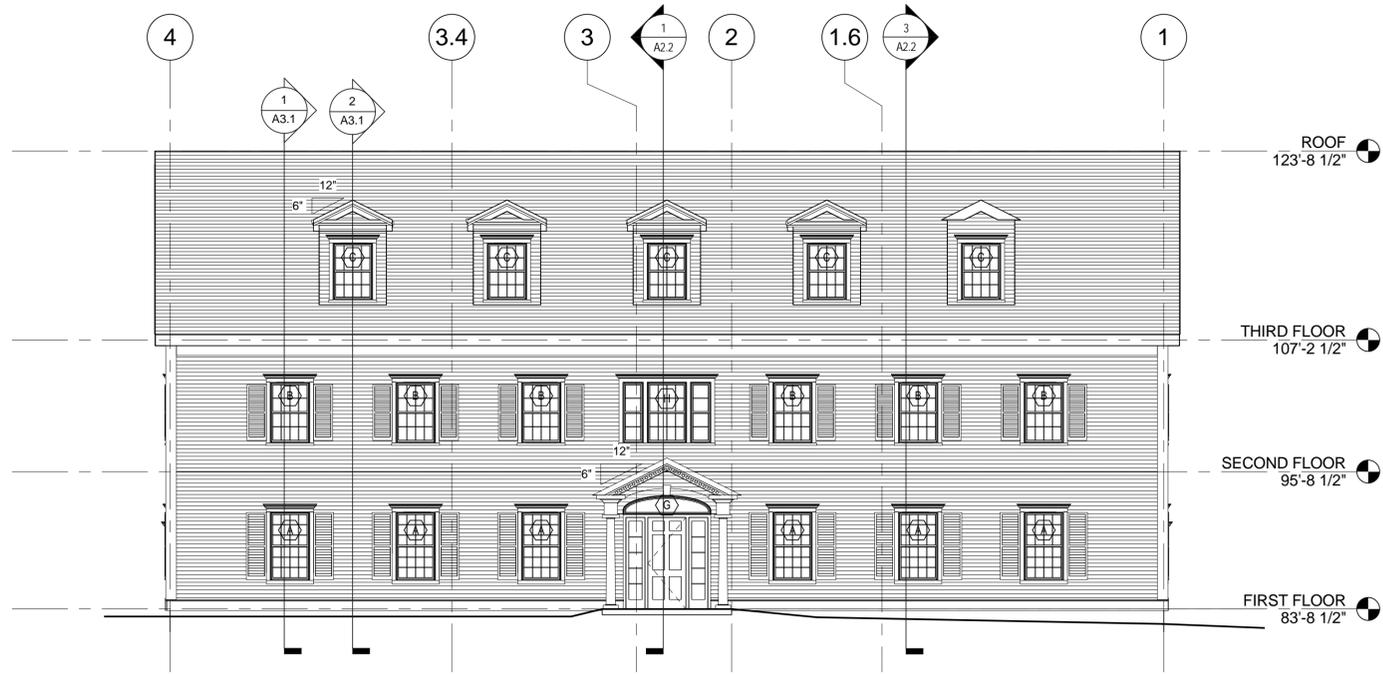
Cambridge Seven Associates, Inc.

Architects and Planners
 1050 Massachusetts Avenue
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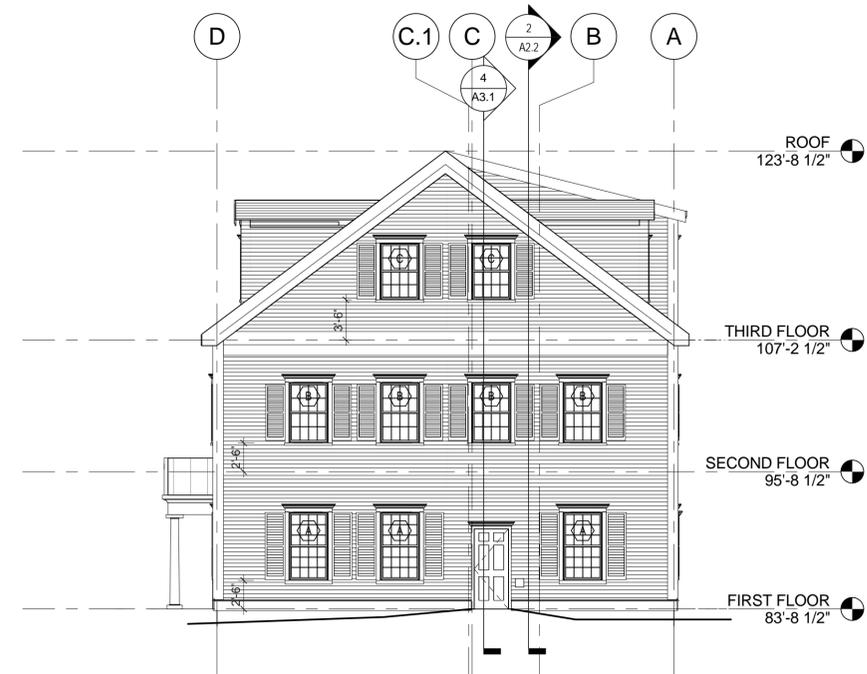
Job # 1331
 Project 216 Maine Street
 Drawn By BB Checked TM
 Date 28 Feb 2014
 Scale 1/8" = 1'-0"

Drawing Title
EXTERIOR ELEVATIONS

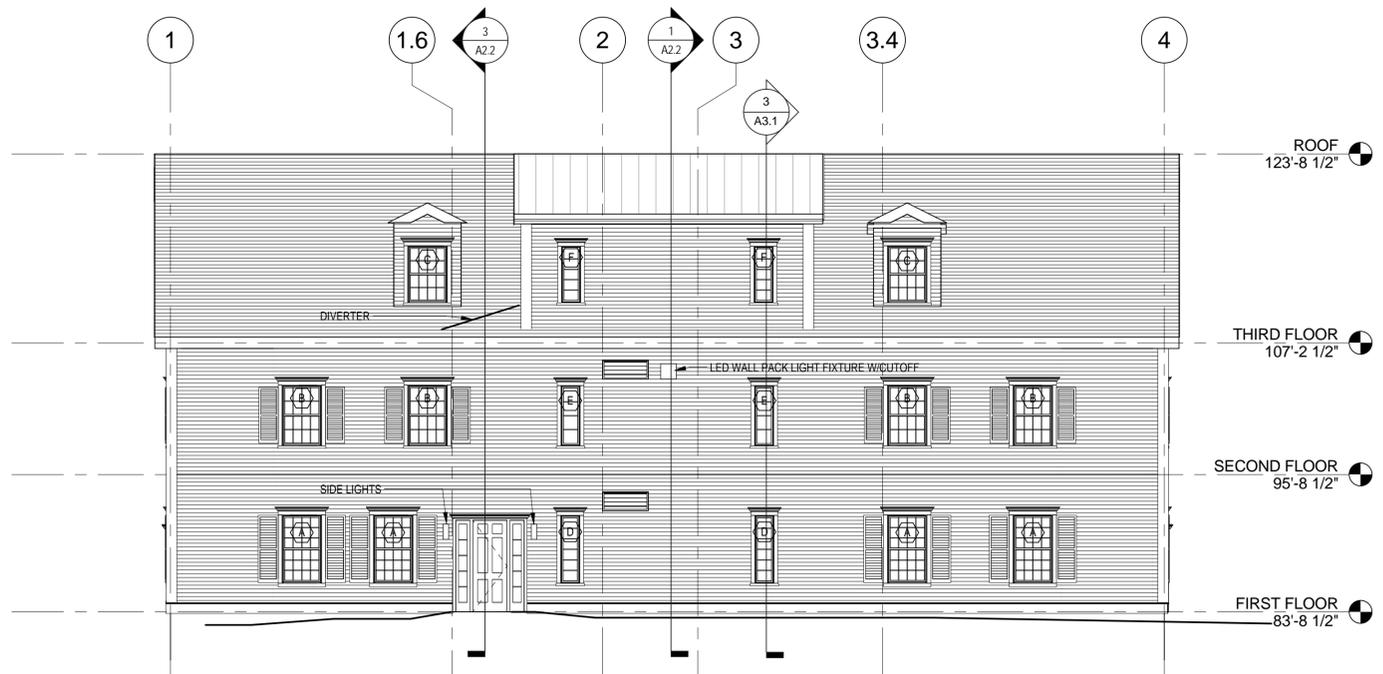
A2.1



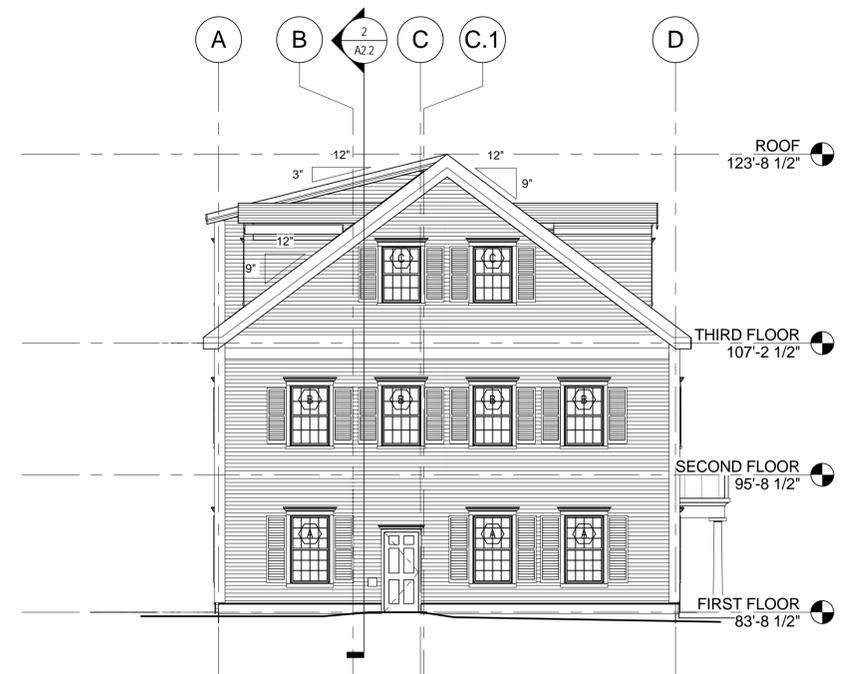
1 ELEVATION - SOUTH
 1/8" = 1'-0"



2 ELEVATION - EAST
 1/8" = 1'-0"



3 ELEVATION - NORTH
 1/8" = 1'-0"



4 ELEVATION - WEST
 1/8" = 1'-0"

**BRUNSWICK PLANNING BOARD
JANUARY 28, 2014**

MEMBERS PRESENT PLANNING BOARD: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Soxna Dice, Dale King, Dann Lewis, and Richard Visser

STAFF PRESENT: Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, January 28, 2014 at the Morrell Meeting Room in Curtis Memorial Library, 23 Pleasant Street. Chair Charlie Frizzle called the meeting to order at 7:05 P.M.

Public Hearing: The Planning Board will hold a public hearing to consider an amendment to the Town Zoning Ordinance, Chapter 2, Section 216, Village Overlay Zone and offer recommendation to Town Council. The amendment would provide for the Planning Board to conduct the business of the Village Review Board in the absence of meeting their quorum requirements.

Charlie Frizzle began by clarifying that that Times Record had indicated that the Planning Board would be reviewing polices regarding Board vacancies. Charlie stated that this process was completed a few weeks ago by the Appointments Committee, but that the amendments created issues regarding Board vacancies, in particular, to the Village Review Board. Charlie stated that at this meeting they will be considering an amendment to Section 216.5B to address this issue. Anna Breinich reviewed her Memo to the Planning Board dated 1/24/2014 regarding the Zoning Ordinance Amendment and staff recommendation that the Planning Board act on behalf of the Village Review Board for Certificates of Appropriateness if the Village review is unable to meet a quorum. Anna stated that as of now, the Village Review Board is up to five members, but that staff still recommends this amendment to prevent this from happening again in the future. Charlie read aloud the proposed language changes.

Chairman Charlie Frizzle opened the public hearing.

Marybeth Burbank, resident of 11 Cumberland St., commended those who volunteer to help and assist the Town in running efficiently. Marybeth asked how individuals interested in joining the Board go about doing so and how they learn about Board and Committee vacancies. Marybeth stated that she hopes the discussion to reduce membership from seven to five is never discussed as this is an important job and role and that the efforts should be focused on maintaining seven members. Marybeth stated that she believes that the proposed amendment is premature and noted that there are two pending applications, she suggested that this amendment be postponed as she is concerned that if the Planning Board is able to act on behalf of the VRB then a potential member may not think that he/she is needed.

Cory Theberge, 13 Federal Street, asked if there had been any serious issues with the vacancies and Charlie Frizzle replied that if the vacancies persisted then it would have caused issues. Cory asked if members of the Planning Board are familiar with the Village Review Board and Charlie replied that the Planning Board had amended Section 216 this past summer

per Town Council request. Jeremy Doxsee added that the VRB has had a bare quorum much of the time and that low membership has been an ongoing concern. Cory Theberge mirrored what Marybeth Burbank had stated.

Laura Liner, Village Review resident, asked if there is a standard protocol for Board vacancy notification. Charlie Frizzle replied that there is a standard protocol. Anna Breinich added that the Town Clerk handles the advertising and stated that vacancies are posted in the Times Record as well as on the web page. Laura asked if this vacancy was posted and Anna replied that the vacancy was posted in the Times Record as well as on the Town website.

Chairman Charlie Frizzle closed the public hearing.

Charlie Frizzle stated that he agreed with some of what had been said but that he still believe that this amendment was necessary to avoid this issue in the future. Soxna Dice added that obtaining an amendment is a long process and that if this was needed in the future, the process can take a long time possibly delaying applications.

MOTION BY MARGARET WILSON TO FORWARD ZONING ORDINANCE AMENDMENT TO CHAPTER 2, SECTION 216 TO TOWN COUNCIL FOR CONSIDERATION. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

Margaret Wilson agreed with Charlie Frizzle and Soxna Dice and stated that she does not believe that this amendment will be a disincentive to potential citizens joining the Board. Margaret stated that they now have a strong VRB and that hopefully the Planning Board will not need to utilize this amendment. Charlie pointed out that the vacancy notices are in tiny print and that the article in the Forecaster was front page; need to rethink how vacancies are advertised.

MOTION UNANIMOUS.

Case # 14-003 – Coastal Enterprises Institute, Inc., Professional Office Building:

The Planning Board will review and take action on a Sketch Plan application submitted by Coastal Enterprises Institute, Inc., regarding their proposal to redevelop the lots located at 28-30 Federal Street, including construction of a two-story 10,800 s.f. footprint (net 21,780 s.f.) professional office building with associated site improvements.

(Assessor's Map U13, Lots 149 & 150, in the Town Center 1 (TC1) Zoning District.)

Jeremy Doxsee introduced the project and stated that this application was for a Major Development Review because it entails over 5,000 s.f. of new floor space and the proposed building is to be a two-story. 10,800 s.f. for a total net s.f. of 21,780 s.f. Jeremy reviewed the Major Development process and reviewed some of the Staff Review Committee comments which have been incorporated into the application and included in the packet.

David Latulippe of Priority Real Estate introduced John Egan of CEI Director of Housing. Mr. Egan stated that CEI's is a non-profit, Community Development financial institution who act and function much like a bank. The primary mission of CEI is to support capital investment and making loans to the small business industry in Maine with a wide range which

includes focus on sustainable business practices and industries leading to job growth and job creation. Mr. Egan stated that CEI has offices currently in Wiscasset and Portland with a satellite office in Bangor and smaller one-two person offices around that State. Mr. Egan said that the process of creating one satellite office began in the fall of 2012 and project is to consolidate 60-65 employees under one roof. Mr. Egan stated that after several months of searching, CEI was able to hone in on Brunswick. He said that CEI is familiar with Brunswick and help funded the Inn at Brunswick Station. Mr. Egan said their process is to bring their headquarters to the Brunswick community and that they are excited about the location and the opportunity to be downtown and under one roof.

David Latulippe provided an overview of the site plan which is oriented toward the intersection of Center and Federal Street with the main building faced along Federal Street. Mr. Latulippe stated that there will be no sea of parking in the front and CEI will be trying to preserve as many of the trees along Federal Street. Mr. Latulippe stated that entrances will be on Bank Street and Center Street and will be interconnected. He said that there will be 65 parking spaces, which meets the ordinance and need and noted that the lot will be available to the public after hours. Mr. Latulippe stated that on the Final Site Plan there will be a landscaped area which will allow for a walkway and 365 degrees of access. There will be no bright lights in the parking lot and the proposed use of the site is less intensive; the project meets all dimension requirements and they are not looking for waivers or TIFFS. Mr. Latulippe stated that the front conference room has been designed so that it could be available for community space and hold up to 120 people. Mr. Latulippe closed by saying that the next step is to go to the Village Review Board and noted that they have been working with the State of Maine Historic Preservation Office and are waiting feedback.

Will Conway of Sebago Technics clarified that the columns along the building will be extended down along Federal Street in the form of a low fence to make physical barrier to the parking area; possibly a wrought iron fence with masonry columns. Mr. Conway stated that respective to Stormwater management, they will be using infrastructure currently in place; CEI will be granting an easement to the Town for the storm drain running across the property to Federal Street. Mr. Conway pointed out that they plan to construct a sidewalk along Center Street which currently does not exist and will be granting the Town an easement to maintain the sidewalk. Mr. Conway stated that in the final plan they will be proposing a crosswalk at the corner of Center and Federal Street going across Federal Street. Regarding landscaping, Mr. Conway said that they plan to have a simple approach and have been working with the Town Arborist regarding the trees and will be planting new vegetation along Center Street and the building itself. Mr. Conway noted that all utilities will connect to Center Street.

Charlie Frizzle reminded all those present that this was a Sketch Plan only and that the project will still need to go before the Village Review Board. Richard Visser clarified that the new building would replace the Recreation Center and Town Hall. Margaret Wilson stated that her initial concern is that there is no apparent entrance on Federal Street and asked for more description about the door to the patio area on Federal Street. David Latulippe replied that this is still in the design phase but that they were thinking of leaving the connection close to the corner of the building and that they are not sure of how the operations of the building will lie yet but

will address this at Village Review; Mr. Latulippe clarified that there are exiting doors to the patio.

Chairman Charlie Frizzle opened the meeting to public comment.

Helen Nicita, who manages a portfolio of apartments in Brunswick, read a prepared statement by one of her clients, Johnathan Shepherd who was unable to attend the meeting and read a prepared statement by him which was provided to the Board.

Cory Theberge, resident of 13 Federal Street, asked if there would be smoking allowed on the patio. David Latulippe replied that it will be non-smoking. Charlie Frizzle remained the public what the Planning Board needs to determine at the Sketch Plan level.

Margaret Wilson stated that she likes that the employee parking will be separate from the municipal parking.

George Glover, abutter, stated that it is unlawful to allow smoking 20 feet to public access to a building during working hours. Mr. Glover stated that he has spoken to a number of people with respect to the footprint and the comments he has heard is that the building is disharmonious to other buildings on Federal Street; it is monolithic and in-your-face. Mr. Glover suggested breaking the building into two buildings with a common entry way.

Bill Dana noted that the proposed building footprint is almost the same size as the Recreation Center.

Marybeth Burbank, resident of 11 Cumberland Street, stated that she is very familiar with CEI as her husband work there for a number of years and that she is very familiar with their mission which is to encourage business that don't meet the big banks and offices. Marybeth stated that CEI's mission continues to bring meaning to small businesses, individuals and communities, but pointed out that Bank and Center Street are both small in size; she would think that CEI would want to have a very welcoming presence on Federal Street which is used in two directions. Marybeth pointed out that every house on Federal Street has a doorway and path to their house and would encourage CEI to put out the same welcome mat along Federal Street.

Betty Linard, stated that she is concerned about the direction that the Town has taken the last 50 years and in trying to envision this building, without seeing the lines, roofline and actual façade, it is hard to imagine what the building will look like. Betty stated that all the houses along Federal Street not only have welcoming doors, but that they also have symmetry which is very important in colonial homes. Betty reviewed the history of the recreation center which was the Red Cross and the construction of the Town Hall which she believes did a further disservice to Federal Street. Betty noted that the roofline is important and asked what it will do to Federal Street. Betty asked why the citizens would want such an irregular façade along Federal Street and asked about the setbacks to the abutting house at the corner of Federal and Center Street.

Louise Rosen, resident of 16 High Street, read aloud CEI's mission statement and noted that it is very admiral and one that she supports, but that it does not jive with the placement, design, or

the function of this space in the heart of Brunswick. Louise stated that she welcomed CEI into the community and suggested the Cooper Wiring Site. Louise stated that there is no way to make this building compatible to the neighborhood with parking and considerations and believes that this is a tragic mistake. Louise noted that the first mistake was moving the Recreation out of the center of town in a city with limited public transportation to a section of town which the Gateway One study showed that our population has fewer automobile owners than other Gateway One Communities. Louise expressed her concern over the way that the Town has been running and stated that this is a major change that needs more consideration.

Art Boulay, resident of 32 Federal Street, (house opposite of the proposed CEI building), welcomed CEI and agreed that it was a shame that the original houses that stood in the Recreation Building and Town Hall sites were torn down, but that they are gone and no one will rebuild them and certainly not three historic homes. Art stated that although that was a mistake, he is looking forward to looking out his window and seeing a well-designed building with plantings and windows instead of what he now looks at currently which is a two-story brick wall capped with an ugly roof. Art stated that although this building is not the historic homes that once stood, it is a huge improvement and noted that knowing it is being built by CEI gives him confidence that it will be well built and maintained. Art agreed that there needs to be an entrance along Federal Street.

James Trusiani, 6 Pleasant Street, stated that the application needs to be moved forward based on the Town's Comprehensive Plan and Zoning Ordinance.

Chairman Charlie Frizzle closed the public comment period.

MOTION BY DALE KING THAT THE BOARD DEEMS THE SKETCH PLAN COMPLETE. SECONDED BY DILL DANA, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD APPROVES THE SKETCH PLAN. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

Dann Lewis was excused from the meeting at 8:30 PM.

Zoning Ordinance Rewrite Update.

- The Committee has received great participation and comments, please keep forwarding them along.
- 2/4, ZORC workshop with Bowdoin College abutting property owners
- 2/18, next ZORC meeting
- Anna recommended that Planning Board members review and provide feedback on the annotated outline.

Minutes

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF JANUARY 7, 2014. SECONDED BY DALE KING, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

Other Business

No other business.

Adjourned

This meeting was adjourned at 8:35 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary

**BRUNSWICK PLANNING BOARD
FEBRUARY 25, 2014**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Soxna Dice, Dale King

MEMBERS ABSENT: Dann Lewis and Richard Visser

STAFF PRESENT: Anna Breinich, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, February 25, 2014 in Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Case # 14-005 – Bowdoin College Student Residence Renovation: The Planning Board will review and take action on a combined Sketch/Final Major Review Plan application submitted by Bowdoin College, regarding their proposal to renovate a former elderly housing facility into student housing. Located at 52 Harpswell Road, in the Mixed Use 3, Upper Harpswell Road Zoning District. Assessor's Map U09, Lots 36.

Jeremy Doxsee reviewed the project summary dated January 27, 2014 and noted that Major Review approval is not required for this project, but that the applicant offered this stepped up review.

Catherine Longley, Treasurer of Bowdoin College, stated that in December 2013 the College acquired the former Stevens Home which had been vacant and the College had been granted an amendment to the Town Zoning Ordinance. Catherine said that the College has held at least 4 meetings with the neighbors and have used their input in the project. The housing is proposed to be for upper classmen with 35 students starting in the fall of 2014 and there will be an organic garden in the back. It is hope that the College can start renovation in March and finish mid-August with a cost of roughly \$1.9 million.

Lauren Stimson, with Stephen Stimson Associates, reviewed the landscape design, pages L2.0 and L3.0 provided in the packet and pointed out that the College will be removing 1,500 s.f. of asphalt along Harpswell Street and adding a street tree. There will be 19 parking spaces and the major entry way will be located on the North West corner where they will be removing some asphalt and adding screen plantings on the Lilac hedge. Lauren stated that the lawn will be maintained around the birch tree. There will be a bituminous year-round walking path connecting to the parking lot on Coffin Street with a low bollard light. They will be adding two low fences to the property and in the garden area there will be a 6 foot fence. There will be a path to the compost bin and a security light in the garden area as well.

Charlie Frizzle asked if the Town Arborist had approved the Landscape Plan. Lauren Stimson replied that they recently heard from the Town Arborist and explained to him what the neighbor wishes on screening plantings. Anna Breinich read aloud the email by Peter Baecher, Town Arborist, dated 2/20/14 regarding these screening plantings and his approval and acceptance.

Margaret Wilson asked if the meadow would be mowed and Lauren replied that it would be mowed twice a year.

Mark Lee, Architect, reviewed the building plans and stated that the building will house 35 students in single and double rooms. Mark stated that the major renovations will be to the bathrooms. Mark stated that the building will be two-story with the exception of the 2000 addition which will be single story. Mark stated that there will be an upgrade to the exterior paint and walls with almost no change and that the building will meet LEEDS standards. Soxna Dice asked what the College is doing to meet these standards and Mark replied that they are installing a heating/cooling bio mass pellet boiler, lighting will be LEED and fluorescent, rain barrels will be placed to collect roof water for the garden, low-flow water fixtures will be installed and they will be using recycled and reclaimed materials in the project. Margaret asked if the facility will be air conditioned and Mark replied that only the activity room will have an air conditioner. Margaret asked about the window openings and Mark replied that there will be a limit on the sash opening and that the windows will be restricted and single hung.

Charlie Frizzle pointed out that staff materials indicated that there would be approximately 30 students, the Water District materials listed 36 students and the College listed 35 students and asked for clarification. Catherine Longley replied that it would be 35 students.

Chairman Charlie Frizzle opened the meeting to public comment.

Mike Colster, resident of 41 Longfellow Street, and abutter along the garden area, asked how the parking lot will be lit and was concerned that with the potential of 19 dimly lit parking spaces. Lauren Stimson replied that there are no proposed changes to current lighting per the request by the parking area abutters, the Burgesses. Mike replied that the existing lighting was fine and was happy with no changes.

Chairman Charlie Frizzle closed the meeting to public comment.

Charlie Frizzle noted that condition 411.10 can be removed as the landscape plan now meets the Town Arborist's concerns.

MOTION BY MARGARET WILSON THAT THE COMBINED MAJOR DEVELOPMENT REVIEW SKETCH AND FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. Class A High Intensity Soil Survey
2. Profile of water and service lines.

SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

MOTION BY DALE KING THAT THE COMBINED SKETCH PLAN AND FINAL SITE PLAN APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of a building permit, amend the plan to show where the dumpster and enclosure fence will be relocated on the property, to the satisfaction of the Director of Planning.
3. That prior to the issuance of a building permit, the applicant shall provide a letter from the Brunswick-Topsham Water District confirming capacity to serve the project.

SECONDED BY MARGARET WILSON, APPROVE UNANIMOUSLY.

Case # 14-006 – Bowdoin College Administrative Office Building: The Planning Board will review and take action on a Sketch Plan application submitted by Bowdoin College, regarding their proposal to redevelop the lots located at 216 & 218 Maine Street, including construction of a three-story, 3,440 s.f. footprint (10,320 net s.f.) administrative office building with associated site improvements. Assessor's Map U16, Lots 23 & 41, in the Town Center 1 (TC1) Zoning District.

Jeremy Doxsee reviewed his 2/25/14 MEMO to the Planning Board and stated that the project involves the demolition of an existing two-story vacant building and construction of the three-story administrative office with parking and landscaping and site improvements. Jeremy stated that the Staff Review comments made at their 1/30/14 meeting have been included in the revised application. Jeremy noted that the applicant has provided elevation plans but that they are not required at sketch plan.

Catherine Longley, Treasurer of Bowdoin College, stated that the College acquired the building in 2007 and has been using it as College Use since this time. Catherine stated that the second floor has been used for digital art and media as well as dance. Catherine stated that some of the offices currently located in the McLellan Building will be relocated to this building when complete. Catherine stated that the College has spoken with neighbors and that they are conferring with Earl Shuttleworth of the Maine Historic Preservation Office. It is hoped that demolition and construction can begin early April with a move-in date over the Thanksgiving break with an estimated cost of \$3.2 million.

Bert Bremmer reviewed the site plan and demolition and stated that they plan to pull the new building closer to Maine Street. Bert stated that the building will be Federalist, very simple and rectangular with double hung windows with real working shutters. In the back, there is a shed dormer for the elevator to make the building ADA compliant. The building will have a full basement for file storage and mechanical space with 30 employees being consolidated into this facility. Bert stated that the exterior walls will be built off-site to allow for a stronger fit and minimal on site waste. Bert stated that they are removing the parking area on the Maine Street side of the building but will have three spaces, including an accessible space, in the rear of the

building. Charlie Frizzle asked about parking and Catherine Longley replied that staff and visitors will continue to use the parking at 85 Union Street and that the College maintains a parking agreement with the Town for 39 parking spaces in the 85 Union Street lot. Soxna asked how many employees will be located at the building and Catherine replied that there would be 30 employees. Margaret Wilson asked for clarification on the building façade alignment to the street and Bert replied that the building is aligned with the curb, not the street. Margaret noted that she was happy that the handicapped spot was moved to the northern most spot.

Chairman Charlie Frizzle reviewed the sketch plan process and requirements.

Chairman Charlie Frizzle opened the meeting to public comment.

Ben Swann, resident of 4 Page Street, stated that it was nice to see Bowdoin demolishing an ugly building but stated that the proposed building dwarfs the Chamberlain House and other houses on the street.

Chairman Charlie Frizzle closed the meeting to public comment.

MOTION BY SOXNA DICE THAT THE BOARD DEEMS THE SKETCH PLAN TO BE COMPLETE. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD APPROVES THE SKETCH PLAN. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

Minutes

No minutes were reviewed at this meeting.

Zoning Ordinance Rewrite Committee Update

- Next ZORC meeting to be held on March 4th at 4:30 PM. Don Elliot will be available via Skype.
- ZORC will be meeting with Marine Resources on March 5th.

Other Business

- Planning Board is scheduled to meet on March 4th, 18th and possibly the 25th.
- Anna to obtain more information on the Planning Webinar; can it be broken into 3 parts?
- Demolition of the vehicle portion of the Black Bridge to be done this summer. Anna to schedule MDOT meeting with the Planning Board per MDOT request prior to demo.

Adjourned

This meeting was adjourned at 8:00 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary